

Bluff Street Freeway

In Utah, Average Annual Daily Traffic (AADT) in excess of 60,000 is only carried on freeways. In 2012, the published *Environmental Assessment* study for Bluff Street projected 2040 AADT traffic volumes of **54,000**. So, why does UDOT use future traffic volumes of **65,000** (or more)?

Why use 65,000 cars a day?

Quite simple... they are planning a **Freeway**. The expensive freeway interchanges must be built first. The first of these is presently under construction at Bluff and Snow Canyon Parkway.



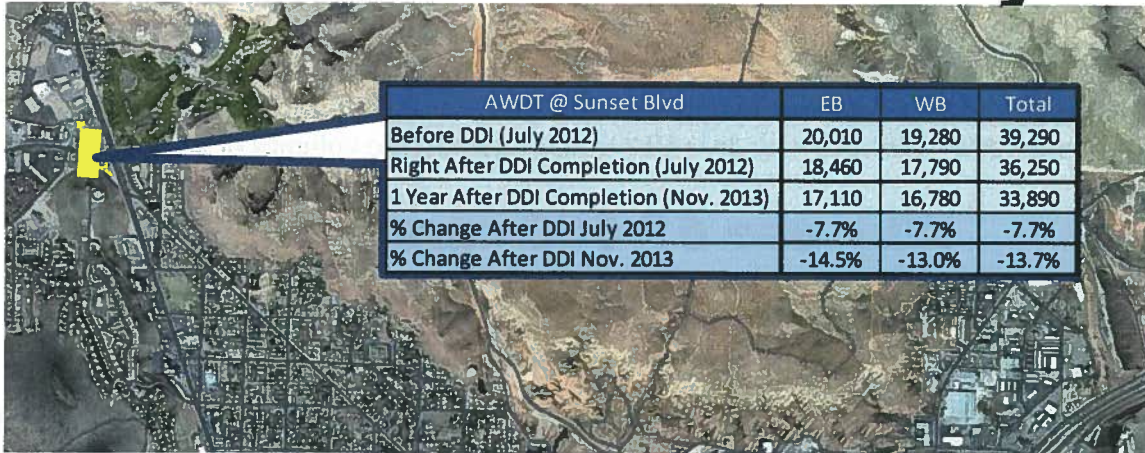
*New Construction at Bluff Street and Snow Canyon/Red Hills Parkway
September 2014*

Additional freeway capacity (65,000 AADT) interchanges are being planned for Sunset and St. George Boulevard. Recent modifications to these (*the jug handle is gone, replaced by a flyover with a signalized intersection on top*) continue to use the unexplained, unwarranted, and unjustifiably high **65,000** AADT. With the interchanges in place, rights of way can be acquired and business access can be condemned. Businesses along the entire length of Bluff Street become at risk because the anticipated high traffic volume can only be handled if all business access is closed. The viability of the historic neighborhoods which depend upon Bluff Street businesses is also placed at risk.

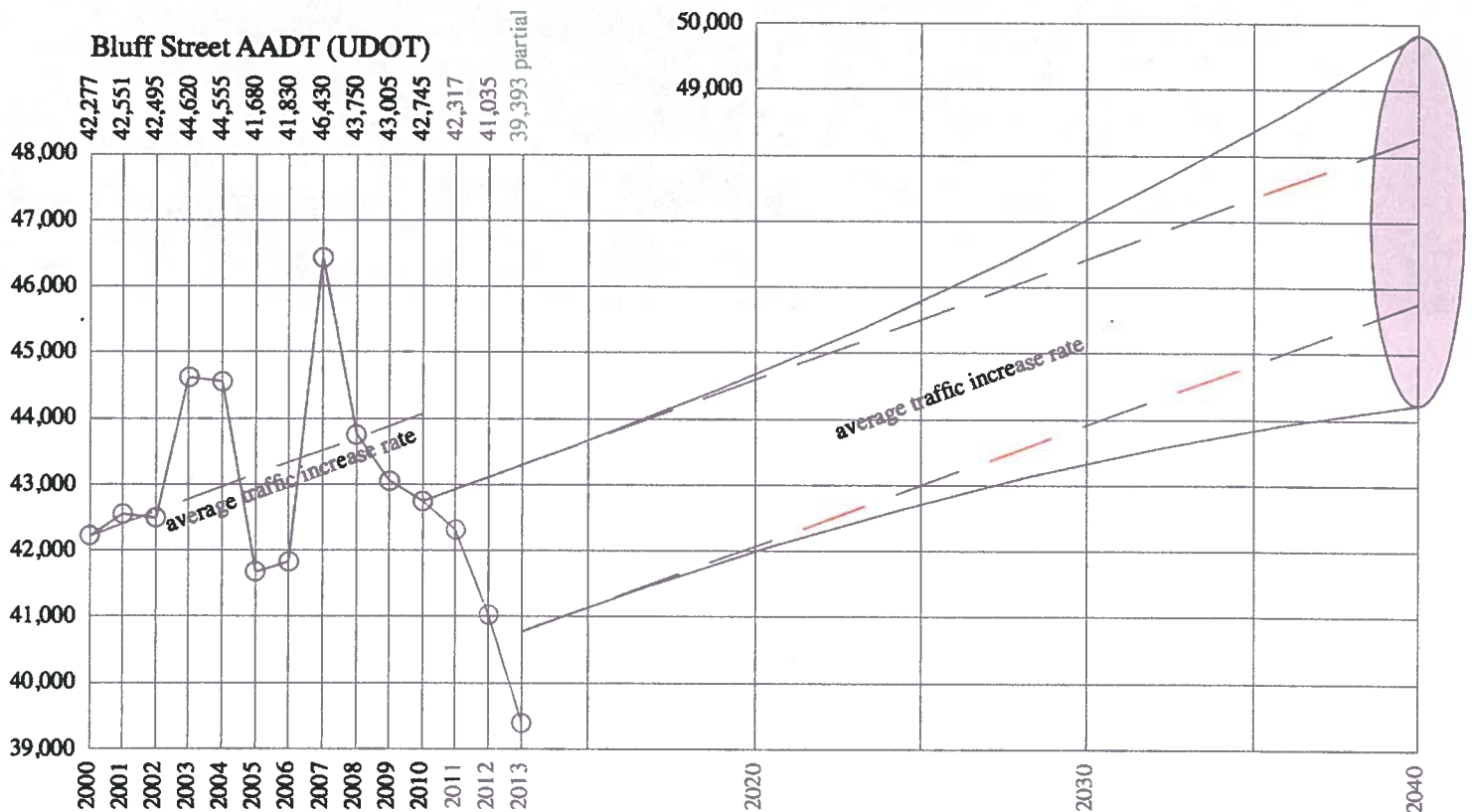
Design options with the correct 2040 AADT capacity have not been examined by UDOT. These options are considerably ***less costly, safer, more pedestrian friendly, and more aesthetically pleasing*** than those now under consideration. Better options would include a boulevard with landscaped medians similar to St. George Boulevard with two lanes in each direction, and a high capacity multilane roundabout at the intersection of Sunset and Bluff.

Any solutions should adhere to both the ***Complete Streets*** and ***Vision Dixie*** initiatives. Please make sure your elected officials understand this important issue.

Bluff Street Freeway



*Bluff Street at Sunset Traffic Reductions
March 2014 UDOT/Horrocks*



The left portion of this graph shows the Average Annual Daily Traffic (AADT) volumes on Bluff Street between Sunset and St. George Boulevard as recorded on traffic count maps published annually by the Utah Department of Transportation (UDOT).

The average rate of traffic growth on Bluff Street over the last decade is shown graphically. Estimated AADT for 2011 and 2012 have been calculated by using data from the Automatic Traffic Recorder station on Bluff Street published on UDOT's website. It should be noted that since the opening of the I-15 Dixie Drive Interchange in late July of 2012, traffic volumes on Bluff Street have decreased to an average of 92% of the volumes recorded for the same month in the prior year over the eight month period beginning in August 2012 and extending through March 2013. This trend is the biggest factor in the projected AADT for 2013.

This graph depicts the traffic volumes that can reasonably be anticipated in 2040 if the established historical rate of growth were to be reestablished immediately (however unlikely). Note that even the high end of this projection falls short of 50,000 AADT. This should be compared with Lochner Engineering's 2040 projection of 65,000 AADT that was used in the evaluation of alternatives. In Utah, there are no roads that carry 65,000 AADT other than freeways.

The freeway overpass structures (with capacities well in excess of 80,000 AADT) that have been selected for Bluff Street and the plans to unnecessarily widen Bluff Street dramatically increasing its capacity are unwarranted, wasteful and harmful.

DRAFTAgenda Item Number : **2A**

Request For Council Action

Date Submitted 2014-11-26 14:44:51**Applicant** Jeff Peay - Park Planning Manager**Quick Title** Change Order â€“ Engineering Consultants Agreement**Subject** All Abilities Park Engineering Consultant Change Order

Discussion Beginning in January 2014, Creamer and Noble Civil Engineering were originally hired to work with the Cityâ€™s Park Planning Division to design and document the initial civil works required for the All Abilities Park project. The original scope included preparing preliminary design and construction drawings. Due to the nature of the project, the engineers agreed to provide a reduced rate for engineering design fees at \$15,854. During the design process the scope of works was expanded and additional work was required. We asked the consultant to provide additional design concept drawings relating to the grading, parking and lighting layouts. We also asked them to provide construction documentation in a staged format which increased the cost of the consultation. We asked the consultant to include structural and electrical engineering plans, and geotechnical testing into their scope of works using subcontractors. All these items were variations from our original scope of work with the consultant and they have submitted a request for a change order amount of \$33,606 to cover the revisions and additional works required. We have reviewed the information provided by the consultant and agree with the information and amounts they have submitted.

Cost \$33,606

City Manager Recommendation Recommend approval. The projected fees for this project are less than 50% of normal. I believe because of the project itself we have been given a significant discount.

Action Taken**Requested by** Jeff Peay - Park Pla**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:**

Additional Comments We are well below our estimated engineering consulting fee estimate with the change order. The original estimate for the base bid plus additive alternates related to the civil works was estimated to be \$1,145,017. If we use the standard 10% multiplier for calculating

engineering consulting fees, we could anticipate spending \$114,502 on engineering fees over the design and construction phase of the project. With the proposed change order we will be at \$49,460 which is only 43% of what we had originally anticipated spending on engineering.

PROFESSIONAL SERVICES AGREEMENT
AMENDMENT #1 (P.O. #1336)
City of St. George Tonaquint All-Abilities Park

THIS AMENDMENT to the AGREEMENT, made and entered into January 31, 2014, by and between the City of St. George, Utah, herein after referred to as the "OWNER", and Creamer and Noble Inc., (a Jviation Company), herein after referred to as the "ENGINEER", is for the services described under this Agreement.

PROJECT NAME: Tonaquint All-Abilities Park

SCOPE OF SERVICES: See Attached Scope

COMPENSATION: Compensation shall be paid to the Engineer for providing the services called for herein and shall be based on Billable Rate plus direct expense.

CONTRACT PRICE:	Original Contract Price	<u>\$15,854.00</u>
	Current Contract Price	<u>\$15,854.00</u>
	Price Increase Due to this Amendment	<u>\$23,306.00</u>
	New Contract Price Including This Amendment	<u>\$39,151.00</u>

IN WITNESS WHEREOF, this Agreement is accepted on the date last written below, subject to the terms and conditions above stated and the provisions set forth herein.

OWNER: CITY OF ST. GEORGE
~~ENGINEER: CREAMER AND NOBLE~~

~~ENGINEER: CREAMER AND NOBLE~~
OWNER: CITY OF ST. GEORGE

SIGNED: Jeffrey K. Peay

SIGNED: James W. Fluhiz

TYPED NAME: JEFFREY K. PEAY

TYPED NAME: JAMES W. FLUHIZ

TITLE: PARK PLANNING MGR

TITLE: Principal

DATE: Nov. 19, 2014

DATE: Nov 11, 2014

KENT: [Signature]

MAYOR: [Signature]

EXHIBIT A
SCOPE OF WORK
ENGINEERING DESIGN AMENDMENT #1
TONAQUINT ALL-ABILITIES PARK

Project Description

The existing Tonaquint Park will be expanded to include the All Abilities Park section. Tonaquint Park is located at 1851 South Dixie Drive, St. George. The original contract called for the design of parking areas, drainage and a site grading design.

Meetings

The original design estimate anticipated three design review meetings with the City Parks Department. Due to the complexities of this project in working with Shane's Inspiration and with the Parks Department to determine the best layout to accommodate the needs of Shane's Inspirations, the addition of train track layouts, train depot, splash pad, roadway design tying the internal park roads to Cemetery Road, etc. it is anticipated that a total of twenty review meetings will be held.

Develop Base Mapping

Due to project changes and existing topography changes (material being imported/exported during design), additional topographic information and base mapping is needed to complete the design.

Geotechnical Investigation

The original contract did not call for geotechnical surveys being required. As the design progressed and with the addition of the train layout it has become necessary to have a subsurface investigation completed. Creamer & Noble will hire Landmark Testing and Engineering to complete this part of the amendment and provide subsurface elevations of existing utilities located with the park.

Utility Design

The addition of the Train Depot, Splash Pads, Volcano, and Restrooms, etc. requires additional utility design to accommodate these facilities.

Parking Area

The original contract anticipated not more than two iterations of the parking layout. As a result of dynamic nature of this project there have been six iterations completed to date.

Roadway Design

It has been determined that a connection of the interior park roads with the Cemetery Road will allow for a more efficient flow of traffic. This amendment will include the design of this connection.

EXHIBIT B
ENGINEERING DESIGN AMENDMENT #1
COST ESTAMENT
TONAQUINT ALL-ABILITIES PARK

Design Engineering Services Estimated Costs

Tasks	Project Manager	Senior Project Engineer	Project Engineer	Hydraulic Engineer	Surveyor	Administrative Assistant	TOTAL
Additional Topo & Surfacing Modeling			8		4		
Park and Parking Lot Lighting		8					
Additional Parking Layout (4 Iterations)		8	32				
Structures Drafting, Details, and Specifications (Tunnels, Bridges, Fencing, Railing, etc)		20	20				
Utility Design to Train Depot, Restrooms, Splash Pad, ect.		16	16				
Additional Roadway Design - Tying to Cemetery Road		8	16				
Project Management	10	0				2	
TOTAL MAN HOURS:	10	60	92	0	4	2	168
LABOR HOURLY COSTS:	\$161.00	\$131.00	\$110.00	\$120.00	\$78.00	\$60.00	
TOTAL LABOR COSTS:	\$1,610.00	\$7,860.00	\$10,120.00	\$0.00	\$312.00	\$120.00	\$20,022.00
Miscellaneous Direct Expenses:							\$3,284.00
Total Costs:							\$23,306.00

Miscellaneous Direct Expenses			
Landmark Testing	1	Lump	\$3,200.00
Mileage	150	Miles @	\$0.56
Total Direct Expenses:			\$3,284.00

PROFESSIONAL SERVICES AGREEMENT
AMENDMENT #2 (P.O. #1336)
City of St. George Tonaquint All-Abilities Park

THIS AMENDMENT to the AGREEMENT, made and entered into January 31, 2014, by and between the City of St. George, Utah, herein after referred to as the "OWNER", and Creamer and Noble Inc., (a Jviation Company), herein after referred to as the "ENGINEER", is for the services described under this Agreement.

PROJECT NAME: Tonaquint All-Abilities Park

SCOPE OF SERVICES: See Attached Scope

COMPENSATION: Compensation shall be paid to the Engineer for providing the services called for herein and shall be based on Billable Rate plus direct expense.

CONTRACT PRICE:	Original Contract Price	<u>\$15,854.00</u>
	Current Contract Price	<u>\$39,151.00</u>
	Price Increase Due to this Amendment	<u>\$10,300.00</u>
	New Contract Price Including This Amendment	<u>\$49,451.00</u>

IN WITNESS WHEREOF, this Agreement is accepted on the date last written below, subject to the terms and conditions above stated and the provisions set forth herein.

ENGINEER: CREAMER AND NOBLE  OWNER: CITY OF ST. GEORGE

SIGNED: Jeffrey K. Pray

TYPED NAME: JEFFREY K. PRAY

TITLE: PARK PLANNING MGR

DATE: _____

SIGNED: James W. Fluhr

TYPED NAME: JAMES W. FLUHR

TITLE: Principal

DATE: Nov 11, 2014

MAYOR: _____

PROFESSIONAL SERVICES AGREEMENT
AMENDMENT #2 (P.O. #1336)
City of St. George Tonaquint All-Abilities Park

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PROJECT NAME: Tonaquint All-Abilities Park

SCOPE OF SERVICES: See Attached Scope

COMPENSATION: Compensation shall be paid to the Engineer for providing the services called for herein and shall be based on Billable Rate plus direct expense.

CONTRACT PRICE:	Original Contract Price	<u>\$15,854.00</u>
	Current Contract Price	<u>\$39,151.00</u>
	Price Increase Due to this Amendment	<u>\$10,300.00</u>
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ENGINEER: CREAMER AND NOBLE  OWNER: CITY OF ST. GEORGE

SIGNED: Jeffrey K. Peay

TYPED NAME: JEFFREY K. PEAY

TITLE: PARK PLANNING MGR

DATE: _____

SIGNED: James W. Flehr

TYPED NAME: JAMES W. FLEHR

TITLE: Principal

DATE: Nov 11, 2014

MAYOR: _____

EXHIBIT A
SCOPE OF WORK
ENGINEERING DESIGN AMENDMENT #2
TONAQUINT ALL-ABILITIES PARK

Project Description

The existing Tonaquint Park will be expanded to include the All Abilities Park section. Tonaquint Park is located at 1851 South Dixie Drive, St. George. The original contract called for the design of parking areas, drainage and a site grading design.

Structural Design

The project has added a tunnel for the train, railroad bridges, retaining walls, fencing and sidewalk with railing. Cost to complete the design of these items will be included in this amendment. A structural engineer will be hired to assist with the structural design.

Parking Lot and Park Lighting

The original contract did not call for the design of any Park or parking lot overhead lighting. This lighting is necessary for the safety of the users as well as city staff that will operate and maintain the facilities. The design of these facilities will be included in this amendment.

EXHIBIT B
ENGINEERING DESIGN AMENDMENT #2
COST ESTAMENT
TONAQUINT ALL-ABILITIES PARK

**St. George City Tonaquint All-Abilities Park
Contract Amendment #2
Design Engineering Services Estimated Costs
November 2014**

Structural Subcontract	1	Lump	\$6,300.00	\$6,300.00
Electrical Subcontract	1	Lump	\$4,000.00	\$4,000.00
Total Ammendment #2:				\$10,300.00

DRAFTAgenda Item Number : **2B**

Request For Council Action

Date Submitted 2014-11-20 10:22:11**Applicant** Jeff Peay - Park Planning Manager**Quick Title** Bid Award - Construction**Subject** All Abilities Park - Civil Works

Discussion Bids were opened on 25th November 2014 for the Civil Works portion of the All Abilities Park Project. Civil Works are to include site grading, underground utility installations, roadway and parking lot construction. Roadway and parking lot scope will include curb, gutter, sidewalks, pavement sections and earthwork for the first stage of the project. The bid also included three additive alternates that could be included if the bids came in at an acceptable amount. The city received a total of 11 qualifying bids for the Civil Works portion of the project. JP Excavating was the low bid at \$565,909.25 for the base bid and \$824,950.75 with the three additive alternates included. John Orton Excavating Inc. was the next lowest at \$640,586.89 for the base bid and \$931,633.91 with the three additive alternates included. We are seeking approval to accept the low bid by JP Excavating with the three additive alternates for a total construction cost of \$824,950.75.

Cost \$824,950.75

City Manager Recommendation Great news for the All Abilities Park. The bids came in under estimates. Recommend award to JP Excavating with the alternatives. Another example of businesses sharpening their pencils for this worthy project.

Action Taken**Requested by** Jeff Peay - Park Pla**File Attachments** [Bid Tab Tonaquint All Abilities Park.pdf](#)**Approved by Legal Department?****Approved in Budget?** **Amount:**

Additional Comments If there was a need to reduce the number of additive alternates being delivered as part of the approval, we would recommend that item #1 (bus drop off & parking) be the first priority for inclusion. Second priority would be item #2 (northern parking lot and access drive) and third priority would be item #3 (connection to cemetery road). Civil works project start date is scheduled for January 5th 2015.

Attachments [Bid Tab Tonaquint All Abilities Park.pdf](#)

Item No.	Item Description	Unit	Bid Qty.	Engineer's Estimate		Meadow Valley Contractors	
				Unit Price	Amount	Unit Price	Amount
CONTRACTOR - BASE BID							
1	MOBILIZATION	LUMP	1	\$ 40,000.00	\$ 40,000.00	\$ 111,100.00	\$ 111,100.00
2	TRAFFIC CONTROL	LUMP	1	\$ 3,000.00	\$ 3,000.00	\$ 1,110.00	\$ 1,110.00
3	ENVIRONMENTAL PROTECTION	LUMP	1	\$ 1,500.00	\$ 1,500.00	\$ 5,910.00	\$ 5,910.00
4	SURVEY	LUMP	1	\$ 7,500.00	\$ 7,500.00	\$ 6,980.00	\$ 6,980.00
5	REMOVE CURB AND GUTTER	FEET	45	\$ 10.00	\$ 450.00	\$ 6.50	\$ 292.50
6	REMOVE TREE	EACH	30	\$ 250.00	\$ 7,500.00	\$ 67.50	\$ 2,025.00
7	REMOVE CATCH BASIN	EACH	1	\$ 600.00	\$ 600.00	\$ 432.00	\$ 432.00
8	REMOVE PIPE CULVERT	FEET	140	\$ 11.00	\$ 1,540.00	\$ 8.50	\$ 1,190.00
9	REMOVE WATERLINE	FEET	800	\$ 4.00	\$ 3,200.00	\$ 2.80	\$ 2,240.00
10	REMOVE IRRIGATION LINE	FEET	335	\$ 4.00	\$ 1,340.00	\$ 4.40	\$ 1,474.00
11	RELOCATE PRECAST CONCRETE BARRIER	EACH	2	\$ 150.00	\$ 300.00	\$ 203.00	\$ 406.00
12	RELOCATE IRRIGATION METER	EACH	1	\$ 1,500.00	\$ 1,500.00	\$ 443.00	\$ 443.00
13	RECONSTRUCT CATCH BASIN	EACH	1	\$ 600.00	\$ 600.00	\$ 493.00	\$ 493.00
14	RECONSTRUCT STORM MANHOLE	EACH	3	\$ 1,200.00	\$ 3,600.00	\$ 559.00	\$ 1,677.00
15	RECONSTRUCT SEWER MANHOLE	EACH	1	\$ 1,200.00	\$ 1,200.00	\$ 548.00	\$ 548.00
16	RECONSTRUCT SEWER CLEANOUT	EACH	1	\$ 500.00	\$ 500.00	\$ 941.00	\$ 941.00
17	SALVAGE SIGN	EACH	2	\$ 100.00	\$ 200.00	\$ 277.00	\$ 554.00
18	SALVAGE PICNIC TABLE	EACH	1	\$ 200.00	\$ 200.00	\$ 169.00	\$ 169.00
19	UNCLASSIFIED EXCAVATION (PLAN QUANTITY)	CU YD	9,600	\$ 10.00	\$ 96,000.00	\$ 3.60	\$ 34,560.00
20	STRUCTURAL FILL	CU YD	2,096	\$ 25.00	\$ 52,400.00	\$ 9.40	\$ 19,702.40
21	UNTREATED BASE COURSE (PLAN QUANTITY)	CU YD	305	\$ 40.00	\$ 12,200.00	\$ 48.50	\$ 14,792.50
22	DENSE GRADED ASPHALT - 1/2 INCH (AC-30)	TON	266	\$ 120.00	\$ 31,920.00	\$ 92.00	\$ 24,472.00
23	ASPHALT PATCHING	SQ FT	5,160	\$ 3.05	\$ 15,738.00	\$ 2.00	\$ 10,320.00
24	4 INCH PAVEMENT MARKING PAINT	FEET	710	\$ 1.50	\$ 1,065.00	\$ 0.50	\$ 355.00
25	8 INCH PAVEMENT MARKING PAINT	FEET	80	\$ 2.00	\$ 160.00	\$ 0.95	\$ 76.00
26	12 INCH PAVEMENT MARKING PAINT	FEET	50	\$ 3.00	\$ 150.00	\$ 2.50	\$ 125.00
27	PAVEMENT MASSAGE	EACH	4	\$ 150.00	\$ 600.00	\$ 26.50	\$ 106.00
28	ADA SIGN	EACH	4	\$ 300.00	\$ 1,200.00	\$ 130.00	\$ 520.00
29	DO NOT ENTER SIGN	EACH	2	\$ 300.00	\$ 600.00	\$ 175.00	\$ 350.00
30	CONCRETE CURB & GUTTER TYPE HB30-7	FEET	852	\$ 16.00	\$ 13,632.00	\$ 13.50	\$ 11,502.00
31	CONCRETE FLATWORK/SIDEWALK 4 INCH THICK	SQ FT	2,650	\$ 6.50	\$ 17,225.00	\$ 3.40	\$ 9,010.00
32	PEDESTRIAN ACCESS RAMP	EACH	3	\$ 1,000.00	\$ 3,000.00	\$ 1,080.00	\$ 3,240.00
33	18 INCH SMOOTH LINED PIPE CULVERT (SLPC)	FEET	592	\$ 45.00	\$ 26,640.00	\$ 25.00	\$ 14,800.00
34	24 INCH SMOOTH LINED PIPE CULVERT (SLPC)	FEET	393	\$ 60.00	\$ 23,580.00	\$ 33.00	\$ 12,969.00
35	30 INCH SMOOTH LINED PIPE CULVERT (SLPC)	FEET	140	\$ 75.00	\$ 10,500.00	\$ 44.00	\$ 6,160.00
36	CATCH BASIN	EACH	6	\$ 2,250.00	\$ 13,500.00	\$ 3,020.00	\$ 18,120.00
37	6 FOOT X 6 FOOT DIVERSION BOX	EACH	1	\$ 3,500.00	\$ 3,500.00	\$ 4,260.00	\$ 4,260.00
38	DROP INLET DRAINAGE STRUCTURE	EACH	1	\$ 1,500.00	\$ 1,500.00	\$ 1,570.00	\$ 1,570.00
39	4 INCH SEWER LATERAL	FEET	200	\$ 16.00	\$ 3,200.00	\$ 8.00	\$ 1,600.00
40	SEWER CLEANOUT	EACH	3	\$ 1,000.00	\$ 3,000.00	\$ 1,050.00	\$ 3,150.00
41	SEWER INSIDE DROP MANHOLE CONNECTION	EACH	1	\$ 750.00	\$ 750.00	\$ 1,660.00	\$ 1,660.00
42	8 INCH WATERLINE	FEET	1,170	\$ 25.00	\$ 29,250.00	\$ 22.00	\$ 25,740.00

Item No.	Item Description	Unit	Bid Qty.	Engineer's Estimate		Meadow Valley Contractors	
				Unit Price	Amount	Unit Price	Amount
43	6 INCH WATERLINE	FEET	121	\$ 22.00	\$ 2,662.00	\$ 16.50	\$ 1,996.50
44	8 INCH X 8 INCH TEE	EACH	1	\$ 925.00	\$ 925.00	\$ 1,160.00	\$ 1,160.00
45	8 INCH X 6 INCH TEE	EACH	3	\$ 900.00	\$ 2,700.00	\$ 1,010.00	\$ 3,030.00
46	8 INCH BEND (ANY ANGLE)	EACH	9	\$ 550.00	\$ 4,950.00	\$ 581.00	\$ 5,229.00
47	8 INCH X 6 INCH REDUCER	EACH	1	\$ 550.00	\$ 550.00	\$ 443.00	\$ 443.00
48	8 INCH GATE VALVE	EACH	5	\$ 975.00	\$ 4,875.00	\$ 2,070.00	\$ 10,350.00
49	6 INCH GATE VALVE	EACH	4	\$ 925.00	\$ 3,700.00	\$ 1,130.00	\$ 4,520.00
50	FIRE HYDRANT	EACH	3	\$ 2,800.00	\$ 8,400.00	\$ 2,590.00	\$ 7,770.00
51	2 INCH WATER SERVICE CONNECTION	LUMP	1	\$ 5,000.00	\$ 5,000.00	\$ 5,200.00	\$ 5,200.00
52	RELOCATE 1 INCH WATER SERVICE	EACH	1	\$ 1,000.00	\$ 1,000.00	\$ 1,160.00	\$ 1,160.00
53	4 INCH PVC IRRIGATION LINE	FEET	410	\$ 18.00	\$ 7,380.00	\$ 14.00	\$ 5,740.00
54	4 INCH GATE VALVE	EACH	4	\$ 450.00	\$ 1,800.00	\$ 1,100.00	\$ 4,400.00
55	4 INCH BEND (ANY ANGLE)	EACH	8	\$ 300.00	\$ 2,400.00	\$ 277.00	\$ 2,216.00
56	4 INCH TEE	EACH	1	\$ 450.00	\$ 450.00	\$ 609.00	\$ 609.00
57	GAS LINE TRENCH	FEET	460	\$ 10.00	\$ 4,600.00	\$ 3.80	\$ 1,748.00
58	POWER & LIGHTING SYSTEM	LUMP	1	\$ 90,000.00	\$ 90,000.00	\$ 108,400.00	\$ 108,400.00
59	ROCKERY WALL	SQ FT	1,520	\$ 25.00	\$ 38,000.00	\$ -	\$ -
60	KEystone RETAINING WALL	EACH	4	\$ 5,000.00	\$ 20,000.00	\$ 20,400.00	\$ 81,600.00
61	WINGWALLS (APPROX. 5'-10" TALL TO TOP OF FOOTING)	FEET	110	\$ 225.00	\$ 24,750.00	\$ 739.00	\$ 81,290.00
62	SEAT WALLS (APPROX. 2'-6" TALL TO TOP OF FOOTING)	FEET	45	\$ 100.00	\$ 4,500.00	\$ 535.00	\$ 24,075.00
63	REPAIR IRRIGATION	FORCE ACCOUNT	1	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
64	PRE-CAST TRAIN BRIDGE	LUMP	1	\$ 95,000.00	\$ 95,000.00	\$ 67,000.00	\$ 67,000.00
65	FLOWABLE FILL	CU YD	10	\$ 150.00	\$ 1,500.00	\$ 122.00	\$ 1,220.00
66	4 INCH PVC SLEEVE (SCH. 40)	FEET	725	\$ 10.00	\$ 7,250.00	\$ 2.30	\$ 1,667.50
CONTRACTOR - BASE BID SUBTOTAL					\$ 773,432.00		\$ 782,968.40
CONTRACTOR ADDITIVE #1 - BUS DROP-OFF							
A1.1	MOBILIZATION	LUMP	1	\$ 5,000.00	\$ 5,000.00	\$ 1,180.00	\$ 1,180.00
A1.2	TRAFFIC CONTROL	LUMP	1	\$ 2,000.00	\$ 2,000.00	\$ 1,110.00	\$ 1,110.00
A1.3	SURVEY	LUMP	1	\$ 1,500.00	\$ 1,500.00	\$ 503.00	\$ 503.00
A1.4	REMOVE CURB AND GUTTER	FEET	65	\$ 10.00	\$ 650.00	\$ 6.50	\$ 422.50
A1.5	REMOVE TREE	EACH	9	\$ 250.00	\$ 2,250.00	\$ 67.50	\$ 607.50
A1.6	RECONSTRUCT SEWER MANHOLE	EACH	1	\$ 1,200.00	\$ 1,200.00	\$ 559.00	\$ 559.00
A1.7	RECONSTRUCT SEWER CLEANOUT	EACH	1	\$ 500.00	\$ 500.00	\$ 941.00	\$ 941.00
A1.8	UNCLASSIFIED EXCAVATION (PLAN QUANTITY)	CU YD	500	\$ 10.00	\$ 5,000.00	\$ 3.60	\$ 1,800.00
A1.9	STRUCTURED FILL (PLAN QUANTITY)	CU YD	356	\$ 25.00	\$ 8,900.00	\$ 9.40	\$ 3,346.40
A1.10	UNTREATED BASE COURSE (PLAN QUANTITY)	CU YD	89	\$ 40.00	\$ 3,560.00	\$ 48.50	\$ 4,316.50
A1.11	DENSE GRADED ASPHALT - 1/2 INCH (AC-30)	TON	78	\$ 120.00	\$ 9,360.00	\$ 104.00	\$ 8,112.00
A1.12	8 INCH PAVEMENT MARKING PAINT	FEET	50	\$ 2.00	\$ 100.00	\$ 0.95	\$ 47.50
A1.13	12 INCH PAVEMENT MARKING PAINT	FEET	50	\$ 3.00	\$ 150.00	\$ 2.50	\$ 125.00
A1.14	CONCRETE CURB & GUTTER TYPE HB30-7	FEET	325	\$ 16.00	\$ 5,200.00	\$ 13.50	\$ 4,387.50
A1.15	CONCRETE FLATWORK/SIDEWALK 4 INCH THICK	SQ FT	1,775	\$ 5.00	\$ 8,875.00	\$ 3.40	\$ 6,035.00
A1.16	PEDESTRIAN ACCESS RAMP	EACH	2	\$ 1,000.00	\$ 2,000.00	\$ 1,080.00	\$ 2,160.00
A1.17	DO NOT ENTER SIGN	EACH	2	\$ 300.00	\$ 600.00	\$ 175.00	\$ 350.00

Item No.	Item Description	Unit	Bid Qty.	Engineer's Estimate		Meadow Valley Contractors	
				Unit Price	Amount	Unit Price	Amount
CONTRACTOR ADDITIVE #1 - BUS DROP-OFF SUBTOTAL							
CONTRACTOR ADDITIVE #2 - NORTH PARKING LOT					\$ 56,845.00		\$ 36,002.90
A2.1	MOBILIZATION	LUMP	1	\$ 13,000.00	\$ 13,000.00	\$ 1,110.00	\$ 1,110.00
A2.2	SURVEY	LUMP	1	\$ 4,000.00	\$ 4,000.00	\$ 716.00	\$ 716.00
A2.3	UNCLASSIFIED EXCAVATION (PLAN QUANTITY)	CU YD	2,300	\$ 10.00	\$ 23,000.00	\$ 3.60	\$ 8,280.00
A2.4	STRUCTURAL FILL (PLAN QUANTITY)	CU YD	1,277	\$ 25.00	\$ 31,925.00	\$ 9.40	\$ 12,003.80
A2.5	UNTREATED BASE COURSE (PLAN QUANTITY)	CU YD	320	\$ 40.00	\$ 12,800.00	\$ 48.50	\$ 15,520.00
A2.6	DENSE GRADED ASPHALT - 1/2 INCH (AC-30)	TON	279	\$ 120.00	\$ 33,480.00	\$ 92.00	\$ 25,668.00
A2.7	4 INCH PAVEMENT MARKING PAINT	FEET	870	\$ 1.50	\$ 1,305.00	\$ 0.50	\$ 435.00
A2.8	8 INCH PAVEMENT MARKING PAINT	FEET	30	\$ 2.00	\$ 60.00	\$ 0.95	\$ 28.50
A2.9	PAVEMENT MESSAGE	EACH	8	\$ 150.00	\$ 1,200.00	\$ 26.50	\$ 212.00
A2.10	CONCRETE CURB & GUTTER TYPE HB30-7	FEET	925	\$ 16.00	\$ 14,800.00	\$ 13.50	\$ 12,487.50
A2.11	CONCRETE FLATWORK/SIDEWALK 4 INCH THICK	SQ FT	5,300	\$ 5.00	\$ 26,500.00	\$ 3.40	\$ 18,020.00
A2.12	CONCRETE FLATWORK 12 INCH THICK	SQ FT	720	\$ 12.00	\$ 8,640.00	\$ 9.90	\$ 7,128.00
A2.13	DETECTABLE WARNING SURFACE	SQ FT	48	\$ 35.00	\$ 1,680.00	\$ 11.00	\$ 528.00
A2.14	ADA SIGN	EACH	8	\$ 300.00	\$ 2,400.00	\$ 130.00	\$ 1,040.00
A2.15	18 INCH SMOOTH LINED PIPE CULVERT (SLPC)	FEET	310	\$ 45.00	\$ 13,950.00	\$ 25.00	\$ 7,750.00
A2.16	CATCH BASIN	EACH	2	\$ 2,250.00	\$ 4,500.00	\$ 1,410.00	\$ 2,820.00
CONTRACTOR ADDITIVE #2 - NORTH PARKING LOT SUBTOTAL					\$ 193,240.00		\$ 113,746.80
CONTRACTOR ADDITIVE #3 - CONNECTOR ROADWAYS							
A3.1	MOBILIZATION	LUMP	1	\$ 8,000.00	\$ 8,000.00	\$ 1,180.00	\$ 1,180.00
A3.2	TRAFFIC CONTROL	LUMP	1	\$ 3,000.00	\$ 3,000.00	\$ 1,110.00	\$ 1,110.00
A3.3	SURVEY	LUMP	1	\$ 4,000.00	\$ 4,000.00	\$ 891.00	\$ 891.00
A3.4	REMOVE CURB AND GUTTER	FEET	183	\$ 10.00	\$ 1,830.00	\$ 6.50	\$ 1,189.50
A3.5	REMOVE TREE	EACH	5	\$ 250.00	\$ 1,250.00	\$ 67.50	\$ 337.50
A3.6	UNCLASSIFIED EXCAVATION (PLAN QUANTITY)	CU YD	1,360	\$ 10.00	\$ 13,600.00	\$ 3.60	\$ 4,896.00
A3.7	STRUCTURAL FILL (PLAN QUANTITY)	CU YD	1,132	\$ 25.00	\$ 28,300.00	\$ 9.40	\$ 10,640.80
A3.8	UNTREATED BASE COURSE (PLAN QUANTITY)	CU YD	284	\$ 40.00	\$ 11,360.00	\$ 48.50	\$ 13,774.00
A3.9	DENSE GRADED ASPHALT - 1/2 INCH (AC-30)	TON	248	\$ 120.00	\$ 29,760.00	\$ 92.00	\$ 22,816.00
A3.10	CONCRETE CURB & GUTTER TYPE HB30-7	FEET	1,050	\$ 16.00	\$ 16,800.00	\$ 13.50	\$ 14,175.00
A3.11	CONCRETE WATERWAY (6 FOOT WIDE)	FEET	80	\$ 30.00	\$ 2,400.00	\$ 53.00	\$ 4,240.00
A3.12	STOP SIGN	EACH	4	\$ 300.00	\$ 1,200.00	\$ 162.00	\$ 648.00
CONTRACTOR ADDITIVE #3 - CONNECTOR ROADWAYS SUBTOTAL					\$ 121,500.00		\$ 75,897.80
GRAND TOTAL					\$ 1,145,017.00		\$ 1,008,615.90

Item No.	Item Description	Unit	Bid Qty.	CONTRACTOR - BASE BID		Royal T Enterprises		Harward and Rees	
						Unit Price	Amount	Unit Price	Amount
1	MOBILIZATION	LUMP	1			\$ 50,000.00	\$ 50,000.00	\$ 65,000.00	\$ 65,000.00
2	TRAFFIC CONTROL	LUMP	1			\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
3	ENVIRONMENTAL PROTECTION	LUMP	1			\$ 5,000.00	\$ 5,000.00	\$ 10,000.00	\$ 10,000.00
4	SURVEY	LUMP	1			\$ 10,000.00	\$ 10,000.00	\$ 8,500.00	\$ 8,500.00
5	REMOVE CURB AND GUTTER	FEET	45			\$ 5.00	\$ 225.00	\$ 6.00	\$ 270.00
6	REMOVE TREE	EACH	30			\$ 250.00	\$ 7,500.00	\$ 85.00	\$ 2,550.00
7	REMOVE PIPE CULVERT	EACH	1			\$ 500.00	\$ 500.00	\$ 1,200.00	\$ 1,200.00
8	REMOVE WATERLINE	FEET	140			\$ 5.00	\$ 700.00	\$ 18.00	\$ 2,520.00
9	REMOVE IRRIGATION LINE	FEET	800			\$ 5.00	\$ 4,000.00	\$ 10.00	\$ 8,000.00
10	REMOVE PRECAST CONCRETE BARRIER	FEET	335			\$ 5.00	\$ 1,675.00	\$ 9.00	\$ 3,015.00
11	RELOCATE IRRIGATION METER	EACH	2			\$ 250.00	\$ 500.00	\$ 200.00	\$ 400.00
12	RELOCATE PRECAST CONCRETE BARRIER	EACH	1			\$ 1,000.00	\$ 1,000.00	\$ 1,800.00	\$ 1,800.00
13	RECONSTRUCT CATCH BASIN	EACH	1			\$ 2,000.00	\$ 2,000.00	\$ 2,100.00	\$ 2,100.00
14	RECONSTRUCT STORM MANHOLE	EACH	3			\$ 1,000.00	\$ 3,000.00	\$ 900.00	\$ 2,700.00
15	RECONSTRUCT SEWER MANHOLE	EACH	1			\$ 2,000.00	\$ 2,000.00	\$ 1,750.00	\$ 1,750.00
16	RECONSTRUCT SEWER CLEANOUT	EACH	1			\$ 500.00	\$ 500.00	\$ 750.00	\$ 750.00
17	SALVAGE SIGN	EACH	2			\$ 250.00	\$ 500.00	\$ 200.00	\$ 400.00
18	SALVAGE PICNIC TABLE	EACH	1			\$ 250.00	\$ 250.00	\$ 200.00	\$ 200.00
19	UNCLASSIFIED EXCAVATION (PLAN QUANTITY)	CU YD	9,600			\$ 10.00	\$ 96,000.00	\$ 6.50	\$ 62,400.00
20	STRUCTURAL FILL	CU YD	2,096			\$ 15.00	\$ 31,440.00	\$ 33.00	\$ 69,168.00
21	UNTREATED BASE COURSE (PLAN QUANTITY)	CU YD	305			\$ 30.00	\$ 9,150.00	\$ 35.00	\$ 10,675.00
22	DENSE GRADED ASPHALT - 1/2 INCH (AC-30)	TON	266			\$ 110.00	\$ 29,260.00	\$ 97.00	\$ 25,802.00
23	ASPHALT PATCHING	SQ FT	5,160			\$ 5.00	\$ 25,800.00	\$ 3.60	\$ 18,576.00
24	4 INCH PAVEMENT MARKING PAINT	FEET	710			\$ 2.00	\$ 1,420.00	\$ 1.20	\$ 852.00
25	8 INCH PAVEMENT MARKING PAINT	FEET	80			\$ 4.00	\$ 320.00	\$ 2.25	\$ 180.00
26	12 INCH PAVEMENT MARKING PAINT	FEET	50			\$ 6.00	\$ 300.00	\$ 2.50	\$ 125.00
27	PAVEMENT MESSAGE	EACH	4			\$ 250.00	\$ 1,000.00	\$ 120.00	\$ 480.00
28	ADA SIGN	EACH	4			\$ 250.00	\$ 1,000.00	\$ 400.00	\$ 1,600.00
29	DO NOT ENTER SIGN	EACH	2			\$ 250.00	\$ 500.00	\$ 432.00	\$ 864.00
30	CONCRETE CURB & GUTTER TYPE HB30-7	FEET	852			\$ 15.00	\$ 12,780.00	\$ 13.50	\$ 11,502.00
31	CONCRETE FLATWORK/SIDEWALK 4 INCH THICK	SQ FT	2,650			\$ 4.00	\$ 10,600.00	\$ 3.50	\$ 9,275.00
32	PEDESTRIAN ACCESS RAMP	EACH	3			\$ 1,500.00	\$ 4,500.00	\$ 650.00	\$ 1,950.00
33	18 INCH SMOOTH LINED PIPE CULVERT (SLPC)	FEET	592			\$ 25.00	\$ 14,800.00	\$ 31.25	\$ 18,500.00
34	24 INCH SMOOTH LINED PIPE CULVERT (SLPC)	FEET	393			\$ 30.00	\$ 11,790.00	\$ 41.00	\$ 16,113.00
35	30 INCH SMOOTH LINED PIPE CULVERT (SLPC)	FEET	140			\$ 40.00	\$ 5,600.00	\$ 58.25	\$ 8,155.00
36	CATCH BASIN	EACH	6			\$ 3,500.00	\$ 21,000.00	\$ 2,853.00	\$ 17,118.00
37	6 FOOT X 6 FOOT DIVERSION BOX	EACH	1			\$ 5,000.00	\$ 5,000.00	\$ 4,742.00	\$ 4,742.00
38	DROP INLET DRAINAGE STRUCTURE	EACH	1			\$ 2,000.00	\$ 2,000.00	\$ 3,233.00	\$ 3,233.00
39	4 INCH SEWER LATERAL	FEET	200			\$ 15.00	\$ 3,000.00	\$ 16.30	\$ 3,260.00
40	SEWER CLEANOUT	EACH	3			\$ 250.00	\$ 750.00	\$ 1,012.00	\$ 3,036.00
41	SEWER INSIDE DROP MANHOLE CONNECTION	EACH	1			\$ 1,500.00	\$ 1,500.00	\$ 894.00	\$ 894.00
42	8 INCH WATERLINE	FEET	1,170			\$ 20.00	\$ 23,400.00	\$ 27.50	\$ 32,175.00

Item No.	Item Description	Unit	Bid Qty.	Royal T Enterprises		Harward and Rees	
				Unit Price	Amount	Unit Price	Amount
43	6 INCH WATERLINE	FEET	121	\$ 20.00	\$ 2,420.00	\$ 26.00	\$ 3,146.00
44	8 INCH X 8 INCH TEE	EACH	1	\$ 1,000.00	\$ 1,000.00	\$ 1,422.00	\$ 1,422.00
45	8 INCH X 6 INCH TEE	EACH	3	\$ 800.00	\$ 2,400.00	\$ 1,156.00	\$ 3,468.00
46	8 INCH BEND (ANY ANGLE)	EACH	9	\$ 600.00	\$ 5,400.00	\$ 780.00	\$ 7,020.00
47	8 INCH X 6 INCH REDUCER	EACH	1	\$ 500.00	\$ 500.00	\$ 425.00	\$ 425.00
48	8 INCH GATE VALVE	EACH	5	\$ 2,500.00	\$ 12,500.00	\$ 2,415.00	\$ 12,075.00
49	8 INCH GATE VALVE	EACH	4	\$ 1,500.00	\$ 6,000.00	\$ 1,538.00	\$ 6,152.00
50	FIRE HYDRANT	EACH	3	\$ 5,000.00	\$ 15,000.00	\$ 4,025.00	\$ 12,075.00
51	2 INCH WATER SERVICE CONNECTION	LUMP	1	\$ 4,500.00	\$ 4,500.00	\$ 6,095.00	\$ 6,095.00
52	RELOCATE 1 INCH WATER SERVICE	EACH	1	\$ 1,500.00	\$ 1,500.00	\$ 2,022.00	\$ 2,022.00
53	4 INCH PVC IRRIGATION LINE	FEET	410	\$ 10.00	\$ 4,100.00	\$ 14.80	\$ 6,068.00
54	4 INCH GATE VALVE	EACH	4	\$ 1,000.00	\$ 4,000.00	\$ 1,110.00	\$ 4,440.00
55	4 INCH BEND (ANY ANGLE)	EACH	8	\$ 250.00	\$ 2,000.00	\$ 354.00	\$ 2,832.00
56	4 INCH TEE	EACH	1	\$ 500.00	\$ 500.00	\$ 568.00	\$ 568.00
57	GAS LINE TRENCH	FEET	460	\$ 10.00	\$ 4,600.00	\$ 6.50	\$ 2,990.00
58	POWER & LIGHTING SYSTEM	LUMP	1	\$ 100,000.00	\$ 100,000.00	\$ 98,648.00	\$ 98,648.00
59	ROCKERY WALL	SQ FT	1,520	\$ 10.00	\$ 15,200.00	\$ 12.00	\$ 18,240.00
60	KEYSTONE RETAINING WALL	EACH	4	\$ 10,000.00	\$ 40,000.00	\$ 9,690.00	\$ 38,760.00
61	WINGWALLS (APPROX. 5-10" TALL TO TOP OF FOOTING)	FEET	110	\$ 260.00	\$ 28,600.00	\$ 375.00	\$ 41,250.00
62	SEAT WALLS (APPROX. 2'-6" TALL TO TOP OF FOOTING)	FEET	45	\$ 200.00	\$ 9,000.00	\$ 245.00	\$ 11,025.00
63	REPAIR IRRIGATION	FORCE ACCOUNT	1	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
64	PRE-CAST TRAIN BRIDGE	LUMP	1	\$ 45,000.00	\$ 45,000.00	\$ 52,251.00	\$ 52,251.00
65	FLOWABLE FILL	CU YD	10	\$ 200.00	\$ 2,000.00	\$ 225.00	\$ 2,250.00
66	4 INCH PVC SLEEVE (SCH. 40)	FEET	725	\$ 6.00	\$ 4,350.00	\$ 9.80	\$ 7,105.00
				CONTRACTOR - BASE BID SUBTOTAL		\$ 722,830.00	
				CONTRACTOR ADDITIVE #1 - BUS DROP-OFF			
A1.1	MOBILIZATION	LUMP	1	\$ 1,000.00	\$ 1,000.00	\$ 3,000.00	\$ 3,000.00
A1.2	TRAFFIC CONTROL	LUMP	1	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00
A1.3	SURVEY	LUMP	1	\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ 500.00
A1.4	REMOVE CURB AND GUTTER	FEET	65	\$ 5.00	\$ 325.00	\$ 6.00	\$ 390.00
A1.5	REMOVE TREE	EACH	9	\$ 250.00	\$ 2,250.00	\$ 85.00	\$ 765.00
A1.6	RECONSTRUCT SEWER MANHOLE	EACH	1	\$ 2,000.00	\$ 2,000.00	\$ 1,600.00	\$ 1,600.00
A1.7	RECONSTRUCT SEWER CLEANOUT	EACH	1	\$ 500.00	\$ 500.00	\$ 750.00	\$ 750.00
A1.8	UNCLASSIFIED EXCAVATION (PLAN QUANTITY)	CU YD	500	\$ 10.00	\$ 5,000.00	\$ 6.50	\$ 3,250.00
A1.9	STRUCTURAL FILL (PLAN QUANTITY)	CU YD	356	\$ 15.00	\$ 5,340.00	\$ 33.00	\$ 11,748.00
A1.10	UNTREATED BASE COURSE (PLAN QUANTITY)	CU YD	89	\$ 30.00	\$ 2,670.00	\$ 35.00	\$ 3,115.00
A1.11	DENSE GRADED ASPHALT - 1/2 INCH (AC-30)	TON	78	\$ 110.00	\$ 8,580.00	\$ 97.00	\$ 7,566.00
A1.12	8 INCH PAVEMENT MARKING PAINT	FEET	50	\$ 4.00	\$ 200.00	\$ 2.30	\$ 115.00
A1.13	12 INCH PAVEMENT MARKING PAINT	FEET	50	\$ 6.00	\$ 300.00	\$ 2.50	\$ 125.00
A1.14	CONCRETE CURB & GUTTER TYPE HB30-7	FEET	325	\$ 20.00	\$ 6,500.00	\$ 13.52	\$ 4,394.00
A1.15	CONCRETE FLATWORK/SIDEWALK 4 INCH THICK	SQ FT	1,775	\$ 4.00	\$ 7,100.00	\$ 3.52	\$ 6,248.00
A1.16	PEDESTRIAN ACCESS RAMP	EACH	2	\$ 1,500.00	\$ 3,000.00	\$ 650.00	\$ 1,300.00
A1.17	DO NOT ENTER SIGN	EACH	2	\$ 250.00	\$ 500.00	\$ 432.00	\$ 864.00

Item No.	Item Description	Unit	Bid Qty.	Royal T Enterprises		Harward and Rees	
				Unit Price	Amount	Unit Price	Amount
CONTRACTOR ADDITIVE #1 - BUS DROP-OFF SUBTOTAL							
CONTRACTOR ADDITIVE #2 - NORTH PARKING LOT							
A2.1	MOBILIZATION	LUMP	1	\$ 1,000.00	\$ 1,000.00	\$ 9,000.00	\$ 9,000.00
A2.2	SURVEY	LUMP	1	\$ 1,000.00	\$ 1,000.00	\$ 1,400.00	\$ 1,400.00
A2.3	UNCLASSIFIED EXCAVATION (PLAN QUANTITY)	CU YD	2,300	\$ 10.00	\$ 23,000.00	\$ 6.50	\$ 14,950.00
A2.4	STRUCTURAL FILL (PLAN QUANTITY)	CU YD	1,277	\$ 15.00	\$ 19,155.00	\$ 33.00	\$ 42,141.00
A2.5	UNTREATED BASE COURSE (PLAN QUANTITY)	CU YD	320	\$ 30.00	\$ 9,600.00	\$ 35.00	\$ 11,200.00
A2.6	DENSE GRADED ASPHALT - 1/2 INCH (AC-30)	TON	279	\$ 110.00	\$ 30,690.00	\$ 97.00	\$ 27,063.00
A2.7	4 INCH PAVEMENT MARKING PAINT	FEET	870	\$ 2.00	\$ 1,740.00	\$ 1.20	\$ 1,044.00
A2.8	8 INCH PAVEMENT MARKING PAINT	FEET	30	\$ 4.00	\$ 120.00	\$ 2.30	\$ 69.00
A2.9	PAVEMENT MESSAGE	EACH	8	\$ 250.00	\$ 2,000.00	\$ 120.00	\$ 960.00
A2.10	CONCRETE CURB & GUTTER TYPE HB30-7	FEET	925	\$ 20.00	\$ 18,500.00	\$ 13.52	\$ 12,506.00
A2.11	CONCRETE FLATWORK/SIDEWALK 4 INCH THICK	SQ FT	5,300	\$ 4.00	\$ 21,200.00	\$ 3.50	\$ 18,550.00
A2.12	CONCRETE FLATWORK 12 INCH THICK	SQ FT	720	\$ 10.00	\$ 7,200.00	\$ 16.50	\$ 11,880.00
A2.13	DETECTABLE WARNING SURFACE	SQ FT	48	\$ 20.00	\$ 960.00	\$ 25.00	\$ 1,200.00
A2.14	ADA SIGN	EACH	8	\$ 250.00	\$ 2,000.00	\$ 400.00	\$ 3,200.00
A2.15	18 INCH SMOOTH LINED PIPE CULVERT (SLPC)	FEET	310	\$ 25.00	\$ 7,750.00	\$ 31.30	\$ 9,703.00
A2.16	CATCH BASIN	EACH	2	\$ 2,000.00	\$ 4,000.00	\$ 2,536.00	\$ 5,072.00
CONTRACTOR ADDITIVE #2 - NORTH PARKING LOT SUBTOTAL				\$ 149,915.00		\$ 169,938.00	
CONTRACTOR ADDITIVE #3 - CONNECTOR ROADWAYS							
A3.1	MOBILIZATION	LUMP	1	\$ 1,000.00	\$ 1,000.00	\$ 5,500.00	\$ 5,500.00
A3.2	TRAFFIC CONTROL	LUMP	1	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00
A3.3	SURVEY	LUMP	1	\$ 1,000.00	\$ 1,000.00	\$ 1,600.00	\$ 1,600.00
A3.4	REMOVE CURB AND GUTTER	FEET	183	\$ 5.00	\$ 915.00	\$ 6.00	\$ 1,098.00
A3.5	REMOVE TREE	EACH	5	\$ 250.00	\$ 1,250.00	\$ 85.00	\$ 425.00
A3.6	UNCLASSIFIED EXCAVATION (PLAN QUANTITY)	CU YD	1,360	\$ 10.00	\$ 13,600.00	\$ 6.50	\$ 8,840.00
A3.7	STRUCTURAL FILL (PLAN QUANTITY)	CU YD	1,132	\$ 15.00	\$ 16,980.00	\$ 33.00	\$ 37,356.00
A3.8	UNTREATED BASE COURSE (PLAN QUANTITY)	CU YD	284	\$ 30.00	\$ 8,520.00	\$ 35.00	\$ 9,940.00
A3.9	DENSE GRADED ASPHALT - 1/2 INCH (AC-30)	TON	248	\$ 110.00	\$ 27,280.00	\$ 97.00	\$ 24,056.00
A3.10	CONCRETE CURB & GUTTER TYPE HB30-7	FEET	1,050	\$ 15.00	\$ 15,750.00	\$ 13.50	\$ 14,175.00
A3.11	CONCRETE WATERWAY (6 FOOT WIDE)	FEET	80	\$ 25.00	\$ 2,000.00	\$ 62.00	\$ 4,960.00
A3.12	STOP SIGN	EACH	4	\$ 250.00	\$ 1,000.00	\$ 435.00	\$ 1,740.00
CONTRACTOR ADDITIVE #3 - CONNECTOR ROADWAYS SUBTOTAL				\$ 90,295.00		\$ 111,190.00	
GRAND TOTAL				\$ 1,010,305.00		\$ 1,110,515.00	

Item No.	Item Description	Unit	Bid Qty.	Interstate Rock Products		JP Excavating	
				Unit Price	Amount	Unit Price	Amount
CONTRACTOR - BASE BID							
1	MOBILIZATION	LUMP	1	\$ 15,000.00	\$ 15,000.00	\$ 35,000.00	\$ 35,000.00
2	TRAFFIC CONTROL	LUMP	1	\$ 1,300.00	\$ 1,300.00	\$ 1,000.00	\$ 1,000.00
3	ENVIRONMENTAL PROTECTION	LUMP	1	\$ 6,000.00	\$ 6,000.00	\$ 4,200.00	\$ 4,200.00
4	SURVEY	LUMP	1	\$ 13,200.00	\$ 13,200.00	\$ 7,000.00	\$ 7,000.00
5	REMOVE CURB AND GUTTER	FEET	45	\$ 2.60	\$ 117.00	\$ 3.25	\$ 146.25
6	REMOVE TREE	EACH	30	\$ 300.00	\$ 9,000.00	\$ 220.00	\$ 6,600.00
7	REMOVE CATCH BASIN	EACH	1	\$ 225.00	\$ 225.00	\$ 250.00	\$ 250.00
8	REMOVE PIPE CULVERT	FEET	140	\$ 6.30	\$ 882.00	\$ 9.50	\$ 1,330.00
9	REMOVE WATERLINE	FEET	800	\$ 8.40	\$ 6,720.00	\$ 9.00	\$ 7,200.00
10	REMOVE IRRIGATION LINE	FEET	335	\$ 8.40	\$ 2,814.00	\$ 8.00	\$ 2,680.00
11	RELOCATE PRECAST CONCRETE BARRIER	EACH	2	\$ 25.00	\$ 50.00	\$ 100.00	\$ 200.00
12	RELOCATE IRRIGATION METER	EACH	1	\$ 2,100.00	\$ 2,100.00	\$ 700.00	\$ 700.00
13	RECONSTRUCT CATCH BASIN	EACH	1	\$ 900.00	\$ 900.00	\$ 700.00	\$ 700.00
14	RECONSTRUCT STORM MANHOLE	EACH	3	\$ 1,034.00	\$ 3,102.00	\$ 700.00	\$ 2,100.00
15	RECONSTRUCT SEWER MANHOLE	EACH	1	\$ 690.00	\$ 690.00	\$ 700.00	\$ 700.00
16	RECONSTRUCT SEWER CLEANOUT	EACH	1	\$ 800.00	\$ 800.00	\$ 450.00	\$ 450.00
17	SALVAGE SIGN	EACH	2	\$ 60.00	\$ 120.00	\$ 125.00	\$ 250.00
18	SALVAGE PICNIC TABLE	EACH	1	\$ 200.00	\$ 200.00	\$ 125.00	\$ 125.00
19	UNCLASSIFIED EXCAVATION (PLAN QUANTITY)	CU YD	9,600	\$ 7.00	\$ 67,200.00	\$ 3.90	\$ 37,440.00
20	STRUCTURAL FILL	CU YD	2,096	\$ 30.25	\$ 63,404.00	\$ 16.00	\$ 33,536.00
21	UNTREATED BASE COURSE (PLAN QUANTITY)	CU YD	305	\$ 30.25	\$ 9,226.25	\$ 33.00	\$ 10,065.00
22	DENSE GRADED ASPHALT - 1/2 INCH (AC-30)	TON	266	\$ 110.00	\$ 29,260.00	\$ 87.00	\$ 23,142.00
23	ASPHALT PATCHING	SQ FT	5,160	\$ 5.50	\$ 28,380.00	\$ 5.15	\$ 26,574.00
24	4 INCH PAVEMENT MARKING PAINT	FEET	710	\$ 0.20	\$ 142.00	\$ 0.95	\$ 674.50
25	8 INCH PAVEMENT MARKING PAINT	FEET	80	\$ 110.00	\$ 8,800.00	\$ 2.00	\$ 160.00
26	12 INCH PAVEMENT MARKING PAINT	FEET	50	\$ 13.20	\$ 660.00	\$ 2.40	\$ 120.00
27	PAVEMENT MASSAGE	EACH	4	\$ 105.00	\$ 420.00	\$ 30.00	\$ 120.00
28	ADA SIGN	EACH	4	\$ 150.00	\$ 600.00	\$ 225.00	\$ 900.00
29	DO NOT ENTER SIGN	EACH	2	\$ 220.00	\$ 440.00	\$ 260.00	\$ 520.00
30	CONCRETE CURB & GUTTER TYPE HB30-7	FEET	852	\$ 15.00	\$ 12,780.00	\$ 13.00	\$ 11,076.00
31	CONCRETE FLATWORK/SIDEWALK 4 INCH THICK	SQ FT	2,650	\$ 3.50	\$ 9,275.00	\$ 4.00	\$ 10,600.00
32	PEDESTRIAN ACCESS RAMP	EACH	3	\$ 2,130.00	\$ 6,390.00	\$ 700.00	\$ 2,100.00
33	18 INCH SMOOTH LINED PIPE CULVERT (SLPC)	FEET	592	\$ 25.90	\$ 15,332.80	\$ 29.00	\$ 17,168.00
34	24 INCH SMOOTH LINED PIPE CULVERT (SLPC)	FEET	393	\$ 34.70	\$ 13,637.10	\$ 37.00	\$ 14,541.00
35	30 INCH SMOOTH LINED PIPE CULVERT (SLPC)	FEET	140	\$ 43.90	\$ 6,146.00	\$ 47.00	\$ 6,580.00
36	CATCH BASIN	EACH	6	\$ 3,365.00	\$ 20,190.00	\$ 2,700.00	\$ 16,200.00
37	6 FOOT X 6 FOOT DIVERSION BOX	EACH	1	\$ 3,820.00	\$ 3,820.00	\$ 6,700.00	\$ 6,700.00
38	DROP INLET DRAINAGE STRUCTURE	EACH	1	\$ 2,150.00	\$ 2,150.00	\$ 3,500.00	\$ 3,500.00
39	4 INCH SEWER LATERAL	FEET	200	\$ 19.00	\$ 3,800.00	\$ 9.00	\$ 1,800.00
40	SEWER CLEANOUT	EACH	3	\$ 550.00	\$ 1,650.00	\$ 500.00	\$ 1,500.00
41	SEWER INSIDE DROP MANHOLE CONNECTION	EACH	1	\$ 1,410.00	\$ 1,410.00	\$ 850.00	\$ 850.00
42	8 INCH WATERLINE	FEET	1,170	\$ 19.00	\$ 22,230.00	\$ 27.00	\$ 31,590.00

Item No.	Item Description	Unit	Bid Qty.	Interstate Rock Products		JP Excavating	
				Unit Price	Amount	Unit Price	Amount
43	6 INCH WATERLINE	FEET	121	\$ 16.00	\$ 1,936.00	\$ 24.00	\$ 2,904.00
44	8 INCH X 8 INCH TEE	EACH	1	\$ 920.00	\$ 920.00	\$ 950.00	\$ 950.00
45	8 INCH X 6 INCH TEE	EACH	3	\$ 745.00	\$ 2,235.00	\$ 700.00	\$ 2,100.00
46	8 INCH BEND (ANY ANGLE)	EACH	9	\$ 450.00	\$ 4,050.00	\$ 500.00	\$ 4,500.00
47	8 INCH X 6 INCH REDUCER	EACH	1	\$ 350.00	\$ 350.00	\$ 500.00	\$ 500.00
48	8 INCH GATE VALVE	EACH	5	\$ 2,000.00	\$ 10,000.00	\$ 1,700.00	\$ 8,500.00
49	6 INCH GATE VALVE	EACH	4	\$ 1,215.00	\$ 4,860.00	\$ 1,200.00	\$ 4,800.00
50	FIRE HYDRANT	EACH	3	\$ 2,530.00	\$ 7,590.00	\$ 3,500.00	\$ 10,500.00
51	2 INCH WATER SERVICE CONNECTION	LUMP	1	\$ 4,590.00	\$ 4,590.00	\$ 3,100.00	\$ 3,100.00
52	RELOCATE 1 INCH WATER SERVICE	EACH	1	\$ 1,260.00	\$ 1,260.00	\$ 600.00	\$ 600.00
53	4 INCH PVC IRRIGATION LINE	FEET	410	\$ 12.90	\$ 5,289.00	\$ 21.00	\$ 8,610.00
54	4 INCH GATE VALVE	EACH	4	\$ 1,100.00	\$ 4,400.00	\$ 1,000.00	\$ 4,000.00
55	4 INCH BEND (ANY ANGLE)	EACH	8	\$ 270.00	\$ 2,160.00	\$ 220.00	\$ 1,760.00
56	4 INCH TEE	EACH	1	\$ 470.00	\$ 470.00	\$ 550.00	\$ 550.00
57	GAS LINE TRENCH	FEET	460	\$ 8.90	\$ 4,094.00	\$ 4.00	\$ 1,840.00
58	POWER & LIGHTING SYSTEM	LUMP	1	\$ 140,000.00	\$ 140,000.00	\$ 90,000.00	\$ 90,000.00
59	ROCKERY WALL	SQ FT	1,520	\$ 20.00	\$ 30,400.00	\$ 11.50	\$ 17,480.00
60	KEystone RETAINING WALL	EACH	4	\$ 7,340.00	\$ 29,360.00	\$ 7,500.00	\$ 30,000.00
61	WINGWALLS (APPROX. 5'-10" TALL TO TOP OF FOOTING)	FEET	110	\$ 500.00	\$ 55,000.00	\$ 104.00	\$ 11,440.00
62	SEAT WALLS (APPROX. 2'-6" TALL TO TOP OF FOOTING)	FEET	45	\$ 345.00	\$ 15,525.00	\$ 75.00	\$ 3,375.00
63	REPAIR IRRIGATION	FORCE ACCOUNT	1	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
64	PRE-CAST TRAIN BRIDGE	LUMP	1	\$ 47,000.00	\$ 47,000.00	\$ 22,000.00	\$ 22,000.00
65	FLOWABLE FILL	CU YD	10	\$ 90.00	\$ 900.00	\$ 150.00	\$ 1,500.00
66	4 INCH PVC SLEEVE (SCH. 40)	FEET	725	\$ 5.00	\$ 3,625.00	\$ 2.50	\$ 1,812.50
				CONTRACTOR - BASE BID SUBTOTAL		\$ 771,577.15	
				CONTRACTOR ADDITIVE #1 - BUS DROP-OFF			
A1.1	MOBILIZATION	LUMP	1	\$ 3,000.00	\$ 3,000.00	\$ 3,500.00	\$ 3,500.00
A1.2	TRAFFIC CONTROL	LUMP	1	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
A1.3	SURVEY	LUMP	1	\$ 500.00	\$ 500.00	\$ 1,000.00	\$ 1,000.00
A1.4	REMOVE CURB AND GUTTER	FEET	65	\$ 2.60	\$ 169.00	\$ 3.25	\$ 211.25
A1.5	REMOVE TREE	EACH	9	\$ 300.00	\$ 2,700.00	\$ 220.00	\$ 1,980.00
A1.6	RECONSTRUCT SEWER MANHOLE	EACH	1	\$ 300.00	\$ 300.00	\$ 700.00	\$ 700.00
A1.7	RECONSTRUCT SEWER CLEANOUT	EACH	1	\$ 800.00	\$ 800.00	\$ 500.00	\$ 500.00
A1.8	UNCLASSIFIED EXCAVATION (PLAN QUANTITY)	CU YD	500	\$ 7.00	\$ 3,500.00	\$ 4.00	\$ 2,000.00
A1.9	STRUCTURAL FILL (PLAN QUANTITY)	CU YD	356	\$ 30.25	\$ 10,769.00	\$ 16.00	\$ 5,696.00
A1.10	UNTREATED BASE COURSE (PLAN QUANTITY)	CU YD	89	\$ 30.25	\$ 2,692.25	\$ 33.00	\$ 2,937.00
A1.11	DENSE GRADED ASPHALT - 1/2 INCH (AC-30)	TON	78	\$ 95.00	\$ 7,410.00	\$ 93.00	\$ 7,254.00
A1.12	8 INCH PAVEMENT MARKING PAINT	FEET	50	\$ 1.10	\$ 55.00	\$ 2.00	\$ 100.00
A1.13	12 INCH PAVEMENT MARKING PAINT	FEET	50	\$ 13.20	\$ 660.00	\$ 2.40	\$ 120.00
A1.14	CONCRETE CURB & GUTTER TYPE HB30-7	FEET	325	\$ 15.00	\$ 4,875.00	\$ 13.00	\$ 4,225.00
A1.15	CONCRETE FLATWORK/SIDEWALK 4 INCH THICK	SQ FT	1,775	\$ 3.50	\$ 6,212.50	\$ 4.00	\$ 7,100.00
A1.16	PEDESTRIAN ACCESS RAMP	EACH	2	\$ 2,130.00	\$ 4,260.00	\$ 700.00	\$ 1,400.00
A1.17	DO NOT ENTER SIGN	EACH	2	\$ 200.00	\$ 400.00	\$ 260.00	\$ 520.00

Item No.	Item Description	Unit	Bid Qty.	Interstate Rock Products		JP Excavating	
				Unit Price	Amount	Unit Price	Amount
CONTRACTOR ADDITIVE #1 - BUS DROP-OFF SUBTOTAL							
CONTRACTOR ADDITIVE #2 - NORTH PARKING LOT					\$ 48,802.75		\$ 39,743.25
A2.1	MOBILIZATION	LUMP	1	\$ 3,500.00	\$ 3,500.00	\$ 6,000.00	\$ 6,000.00
A2.2	SURVEY	LUMP	1	\$ 715.00	\$ 715.00	\$ 1,000.00	\$ 1,000.00
A2.3	UNCLASSIFIED EXCAVATION (PLAN QUANTITY)	CU YD	2,300	\$ 7.00	\$ 16,100.00	\$ 4.00	\$ 9,200.00
A2.4	STRUCTURAL FILL (PLAN QUANTITY)	CU YD	1,277	\$ 30.25	\$ 38,629.25	\$ 16.00	\$ 20,432.00
A2.5	UNTREATED BASE COURSE (PLAN QUANTITY)	CU YD	320	\$ 30.25	\$ 9,680.00	\$ 33.00	\$ 10,560.00
A2.6	DENSE GRADED ASPHALT - 1/2 INCH (AC-30)	TON	279	\$ 90.00	\$ 25,110.00	\$ 88.00	\$ 24,552.00
A2.7	4 INCH PAVEMENT MARKING PAINT	FEET	870	\$ 0.80	\$ 696.00	\$ 0.95	\$ 826.50
A2.8	8 INCH PAVEMENT MARKING PAINT	FEET	30	\$ 1.10	\$ 33.00	\$ 2.00	\$ 60.00
A2.9	PAVEMENT MESSAGE	EACH	8	\$ 150.00	\$ 1,200.00	\$ 30.00	\$ 240.00
A2.10	CONCRETE CURB & GUTTER TYPE HB30-7	FEET	925	\$ 15.00	\$ 13,875.00	\$ 13.00	\$ 12,025.00
A2.11	CONCRETE FLATWORK/SIDEWALK 4 INCH THICK	SQ FT	5,300	\$ 3.50	\$ 18,550.00	\$ 4.00	\$ 21,200.00
A2.12	CONCRETE FLATWORK 12 INCH THICK	SQ FT	720	\$ 10.50	\$ 7,560.00	\$ 19.00	\$ 13,680.00
A2.13	DETECTABLE WARNING SURFACE	SQ FT	48	\$ 8.00	\$ 384.00	\$ 20.00	\$ 960.00
A2.14	ADA SIGN	EACH	8	\$ 150.00	\$ 1,200.00	\$ 225.00	\$ 1,800.00
A2.15	18 INCH SMOOTH LINED PIPE CULVERT (SLPC)	FEET	310	\$ 25.00	\$ 7,750.00	\$ 29.00	\$ 8,990.00
A2.16	CATCH BASIN	EACH	2	\$ 1,650.00	\$ 3,300.00	\$ 2,700.00	\$ 5,400.00
CONTRACTOR ADDITIVE #2 - NORTH PARKING LOT SUBTOTAL					\$ 148,282.25		\$ 136,925.50
CONTRACTOR ADDITIVE #3 - CONNECTOR ROADWAYS							
A3.1	MOBILIZATION	LUMP	1	\$ 1,500.00	\$ 1,500.00	\$ 4,000.00	\$ 4,000.00
A3.2	TRAFFIC CONTROL	LUMP	1	\$ 500.00	\$ 500.00	\$ 1,000.00	\$ 1,000.00
A3.3	SURVEY	LUMP	1	\$ 885.00	\$ 885.00	\$ 1,000.00	\$ 1,000.00
A3.4	REMOVE CURB AND GUTTER	FEET	183	\$ 3.00	\$ 549.00	\$ 3.25	\$ 594.75
A3.5	REMOVE TREE	EACH	5	\$ 200.00	\$ 1,000.00	\$ 220.00	\$ 1,100.00
A3.6	UNCLASSIFIED EXCAVATION (PLAN QUANTITY)	CU YD	1,360	\$ 7.00	\$ 9,520.00	\$ 4.00	\$ 5,440.00
A3.7	STRUCTURAL FILL (PLAN QUANTITY)	CU YD	1,132	\$ 30.25	\$ 34,243.00	\$ 16.00	\$ 18,112.00
A3.8	UNTREATED BASE COURSE (PLAN QUANTITY)	CU YD	284	\$ 30.25	\$ 8,591.00	\$ 33.00	\$ 9,372.00
A3.9	DENSE GRADED ASPHALT - 1/2 INCH (AC-30)	TON	248	\$ 90.00	\$ 22,320.00	\$ 88.00	\$ 21,824.00
A3.10	CONCRETE CURB & GUTTER TYPE HB30-7	FEET	1,050	\$ 15.00	\$ 15,750.00	\$ 13.00	\$ 13,650.00
A3.11	CONCRETE WATERWAY (6 FOOT WIDE)	FEET	80	\$ 50.00	\$ 4,000.00	\$ 61.00	\$ 4,880.00
A3.12	STOP SIGN	EACH	4	\$ 200.00	\$ 800.00	\$ 350.00	\$ 1,400.00
CONTRACTOR ADDITIVE #3 - CONNECTOR ROADWAYS SUBTOTAL					\$ 99,658.00		\$ 82,372.75
GRAND TOTAL					\$ 1,068,320.15		\$ 824,950.75

Item No.	Item Description	Unit	Bid Qty.	Goran, LLC		Mel Clark, Inc.	
				Unit Price	Amount	Unit Price	Amount
CONTRACTOR - BASE BID							
1	MOBILIZATION	LUMP	1	\$ 75,000.00	\$ 75,000.00	\$ 29,000.00	\$ 29,000.00
2	TRAFFIC CONTROL	LUMP	1	\$ 7,500.00	\$ 7,500.00	\$ 3,000.00	\$ 3,000.00
3	ENVIRONMENTAL PROTECTION	LUMP	1	\$ 2,500.00	\$ 2,500.00	\$ 8,000.00	\$ 8,000.00
4	SURVEY	LUMP	1	\$ 10,600.00	\$ 10,600.00	\$ 7,000.00	\$ 7,000.00
5	REMOVE CURB AND GUTTER	FEET	45	\$ 6.04	\$ 271.80	\$ 5.00	\$ 225.00
6	REMOVE TREE	EACH	30	\$ 95.39	\$ 2,861.70	\$ 250.00	\$ 7,500.00
7	REMOVE CATCH BASIN	EACH	1	\$ 616.82	\$ 616.82	\$ 675.00	\$ 675.00
8	REMOVE PIPE CULVERT	FEET	140	\$ 20.73	\$ 2,902.20	\$ 9.00	\$ 1,260.00
9	REMOVE WATERLINE	FEET	800	\$ 3.43	\$ 2,744.00	\$ 7.30	\$ 5,840.00
10	REMOVE IRRIGATION LINE	FEET	335	\$ 3.79	\$ 1,269.65	\$ 7.30	\$ 2,445.50
11	RELOCATE PRECAST CONCRETE BARRIER	EACH	2	\$ 57.95	\$ 115.90	\$ 150.00	\$ 300.00
12	RELOCATE IRRIGATION METER	EACH	1	\$ 416.36	\$ 416.36	\$ 1,350.00	\$ 1,350.00
13	RECONSTRUCT CATCH BASIN	EACH	1	\$ 1,500.00	\$ 1,500.00	\$ 1,775.00	\$ 1,775.00
14	RECONSTRUCT STORM MANHOLE	EACH	3	\$ 600.00	\$ 1,800.00	\$ 1,025.00	\$ 3,075.00
15	RECONSTRUCT SEWER MANHOLE	EACH	1	\$ 500.00	\$ 500.00	\$ 1,770.00	\$ 1,770.00
16	RECONSTRUCT SEWER CLEANOUT	EACH	1	\$ 500.00	\$ 500.00	\$ 535.00	\$ 535.00
17	SALVAGE SIGN	EACH	2	\$ 46.48	\$ 92.96	\$ 75.00	\$ 150.00
18	SALVAGE PICNIC TABLE	EACH	1	\$ 88.24	\$ 88.24	\$ 500.00	\$ 500.00
19	UNCLASSIFIED EXCAVATION (PLAN QUANTITY)	CU YD	9,600	\$ 3.18	\$ 30,528.00	\$ 3.10	\$ 29,760.00
20	STRUCTURAL FILL	CU YD	2,096	\$ 26.79	\$ 56,151.84	\$ 23.65	\$ 49,570.40
21	UNTREATED BASE COURSE (PLAN QUANTITY)	CU YD	305	\$ 39.04	\$ 11,907.20	\$ 31.00	\$ 9,455.00
22	DENSE GRADED ASPHALT - 1/2 INCH (AC-30)	TON	266	\$ 108.07	\$ 28,746.62	\$ 91.00	\$ 24,206.00
23	ASPHALT PATCHING	SQ FT	5,160	\$ 5.14	\$ 26,522.40	\$ 8.63	\$ 44,530.80
24	4 INCH PAVEMENT MARKING PAINT	FEET	710	\$ 1.06	\$ 752.60	\$ 0.50	\$ 355.00
25	8 INCH PAVEMENT MARKING PAINT	FEET	80	\$ 1.85	\$ 148.00	\$ 1.00	\$ 80.00
26	12 INCH PAVEMENT MARKING PAINT	FEET	50	\$ 2.15	\$ 107.50	\$ 2.50	\$ 125.00
27	PAVEMENT MASSAGE	EACH	4	\$ 25.00	\$ 100.00	\$ 30.00	\$ 120.00
28	ADA SIGN	EACH	4	\$ 230.00	\$ 920.00	\$ 130.00	\$ 520.00
29	DO NOT ENTER SIGN	EACH	2	\$ 285.00	\$ 570.00	\$ 175.00	\$ 350.00
30	CONCRETE CURB & GUTTER TYPE HB30-7	FEET	852	\$ 10.09	\$ 8,596.68	\$ 14.50	\$ 12,354.00
31	CONCRETE FLATWORK/SIDEWALK 4 INCH THICK	SQ FT	2,650	\$ 3.24	\$ 8,586.00	\$ 3.65	\$ 9,672.50
32	PEDESTRIAN ACCESS RAMP	EACH	3	\$ 940.00	\$ 2,820.00	\$ 930.00	\$ 2,790.00
33	18 INCH SMOOTH LINED PIPE CULVERT (SLPC)	FEET	592	\$ 18.25	\$ 10,804.00	\$ 26.25	\$ 15,540.00
34	24 INCH SMOOTH LINED PIPE CULVERT (SLPC)	FEET	393	\$ 29.92	\$ 11,758.56	\$ 38.10	\$ 14,973.30
35	30 INCH SMOOTH LINED PIPE CULVERT (SLPC)	FEET	140	\$ 59.36	\$ 8,310.40	\$ 59.00	\$ 8,260.00
36	CATCH BASIN	EACH	6	\$ 2,190.36	\$ 13,142.16	\$ 2,775.00	\$ 16,650.00
37	6 FOOT X 6 FOOT DIVERSION BOX	EACH	1	\$ 3,807.39	\$ 3,807.39	\$ 4,235.00	\$ 4,235.00
38	DROP INLET DRAINAGE STRUCTURE	EACH	1	\$ 1,519.98	\$ 1,519.98	\$ 1,390.00	\$ 1,390.00
39	4 INCH SEWER LATERAL	FEET	200	\$ 6.62	\$ 1,324.00	\$ 14.70	\$ 2,940.00
40	SEWER CLEANOUT	EACH	3	\$ 842.44	\$ 2,527.32	\$ 175.00	\$ 525.00
41	SEWER INSIDE DROP MANHOLE CONNECTION	EACH	1	\$ 1,153.68	\$ 1,153.68	\$ 845.00	\$ 845.00
42	8 INCH WATERLINE	FEET	1,170	\$ 11.94	\$ 13,969.80	\$ 18.00	\$ 21,060.00

Item No.	Item Description	Unit	Bid Qty.	Goran, LLC		Mel Clark, Inc.	
				Unit Price	Amount	Unit Price	Amount
43	6 INCH WATERLINE	FEET	121	\$ 18.64	\$ 2,255.44	\$ 14.45	\$ 1,748.45
44	8 INCH X 8 INCH TEE	EACH	1	\$ 802.34	\$ 802.34	\$ 975.00	\$ 975.00
45	8 INCH X 6 INCH TEE	EACH	3	\$ 686.00	\$ 2,058.00	\$ 815.00	\$ 2,445.00
46	8 INCH BEND (ANY ANGLE)	EACH	9	\$ 557.45	\$ 5,017.05	\$ 800.00	\$ 7,200.00
47	8 INCH X 6 INCH REDUCER	EACH	1	\$ 299.89	\$ 299.89	\$ 460.00	\$ 460.00
48	8 INCH GATE VALVE	EACH	5	\$ 1,534.21	\$ 7,671.05	\$ 2,170.00	\$ 10,850.00
49	8 INCH GATE VALVE	EACH	4	\$ 1,534.15	\$ 6,136.60	\$ 1,360.00	\$ 5,440.00
50	FIRE HYDRANT	EACH	3	\$ 3,293.79	\$ 9,881.37	\$ 3,140.00	\$ 9,420.00
51	2 INCH WATER SERVICE CONNECTION	LUMP	1	\$ 7,205.70	\$ 7,205.70	\$ 4,160.00	\$ 4,160.00
52	RELOCATE 1 INCH WATER SERVICE	EACH	1	\$ 421.87	\$ 421.87	\$ 1,110.00	\$ 1,110.00
53	4 INCH PVC IRRIGATION LINE	FEET	410	\$ 13.67	\$ 5,604.70	\$ 11.00	\$ 4,510.00
54	4 INCH GATE VALVE	EACH	4	\$ 744.75	\$ 2,979.00	\$ 1,160.00	\$ 4,640.00
55	4 INCH BEND (ANY ANGLE)	EACH	8	\$ 171.59	\$ 1,372.72	\$ 495.00	\$ 3,960.00
56	4 INCH TEE	EACH	1	\$ 428.32	\$ 428.32	\$ 705.00	\$ 705.00
57	GAS LINE TRENCH	FEET	460	\$ 7.64	\$ 3,514.40	\$ 4.50	\$ 2,070.00
58	POWER & LIGHTING SYSTEM	LUMP	1	\$ 115,600.00	\$ 115,600.00	\$ 90,000.00	\$ 90,000.00
59	ROCKERY WALL	SQ FT	1,520	\$ 30.00	\$ 45,600.00	\$ 9.70	\$ 14,744.00
60	KEYSTONE RETAINING WALL	EACH	4	\$ 2,750.00	\$ 11,000.00	\$ 8,985.00	\$ 35,940.00
61	WINGWALLS (APPROX. 5-10" TALL TO TOP OF FOOTING)	FEET	110	\$ 259.49	\$ 28,543.90	\$ 186.00	\$ 20,460.00
62	SEAT WALLS (APPROX. 2'-6" TALL TO TOP OF FOOTING)	FEET	45	\$ 100.00	\$ 4,500.00	\$ 120.00	\$ 5,400.00
63	REPAIR IRRIGATION	FORCE ACCOUNT	1	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
64	PRE-CAST TRAIN BRIDGE	LUMP	1	\$ 38,372.85	\$ 38,372.85	\$ 105,000.00	\$ 105,000.00
65	FLOWABLE FILL	CU YD	10	\$ 90.00	\$ 900.00	\$ 200.00	\$ 2,000.00
66	4 INCH PVC SLEEVE (SCH. 40)	FEET	725	\$ 4.00	\$ 2,900.00	\$ 7.50	\$ 5,437.50
				CONTRACTOR - BASE BID SUBTOTAL			
				CONTRACTOR ADDITIVE #1 - BUS DROP-OFF			
A1.1	MOBILIZATION	LUMP	1	\$ 20,000.00	\$ 20,000.00	\$ 2,900.00	\$ 2,900.00
A1.2	TRAFFIC CONTROL	LUMP	1	\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ 500.00
A1.3	SURVEY	LUMP	1	\$ 1,300.00	\$ 1,300.00	\$ 600.00	\$ 600.00
A1.4	REMOVE CURB AND GUTTER	FEET	65	\$ 8.36	\$ 543.40	\$ 5.00	\$ 325.00
A1.5	REMOVE TREE	EACH	9	\$ 317.98	\$ 2,861.82	\$ 250.00	\$ 2,250.00
A1.6	RECONSTRUCT SEWER MANHOLE	EACH	1	\$ 1,000.00	\$ 1,000.00	\$ 1,750.00	\$ 1,750.00
A1.7	RECONSTRUCT SEWER CLEANOUT	EACH	1	\$ 1,000.00	\$ 1,000.00	\$ 550.00	\$ 550.00
A1.8	UNCLASSIFIED EXCAVATION (PLAN QUANTITY)	CU YD	500	\$ 6.11	\$ 3,055.00	\$ 7.00	\$ 3,500.00
A1.9	STRUCTURAL FILL (PLAN QUANTITY)	CU YD	356	\$ 28.08	\$ 9,996.48	\$ 25.00	\$ 8,900.00
A1.10	UNTREATED BASE COURSE (PLAN QUANTITY)	CU YD	89	\$ 53.82	\$ 4,789.98	\$ 35.00	\$ 3,115.00
A1.11	DENSE GRADED ASPHALT - 1/2 INCH (AC-30)	TON	78	\$ 145.80	\$ 11,372.40	\$ 104.00	\$ 8,112.00
A1.12	8 INCH PAVEMENT MARKING PAINT	FEET	50	\$ 2.35	\$ 117.50	\$ 1.00	\$ 50.00
A1.13	12 INCH PAVEMENT MARKING PAINT	FEET	50	\$ 2.65	\$ 132.50	\$ 2.50	\$ 125.00
A1.14	CONCRETE CURB & GUTTER TYPE HB30-7	FEET	325	\$ 11.04	\$ 3,588.00	\$ 14.50	\$ 4,712.50
A1.15	CONCRETE FLATWORK/SIDEWALK 4 INCH THICK	SQ FT	1,775	\$ 3.23	\$ 5,733.25	\$ 3.65	\$ 6,478.75
A1.16	PEDESTRIAN ACCESS RAMP	EACH	2	\$ 780.00	\$ 1,560.00	\$ 930.00	\$ 1,860.00
A1.17	DO NOT ENTER SIGN	EACH	2	\$ 1,785.00	\$ 3,570.00	\$ 175.00	\$ 350.00
				\$ 664,118.96			
				\$ 688,382.45			

Item No.	Item Description	Unit	Bid Qty.	Goran, LLC		Mel Clark, Inc.	
				Unit Price	Amount	Unit Price	Amount
CONTRACTOR ADDITIVE #1 - BUS DROP-OFF SUBTOTAL							
CONTRACTOR ADDITIVE #2 - NORTH PARKING LOT							
A2.1	MOBILIZATION	LUMP	1	\$ 20,000.00	\$ 20,000.00	\$ 5,200.00	\$ 5,200.00
A2.2	SURVEY	LUMP	1	\$ 2,500.00	\$ 2,500.00	\$ 800.00	\$ 800.00
A2.3	UNCLASSIFIED EXCAVATION (PLAN QUANTITY)	CU YD	2,300	\$ 3.98	\$ 9,154.00	\$ 4.10	\$ 9,430.00
A2.4	STRUCTURAL FILL (PLAN QUANTITY)	CU YD	1,277	\$ 24.28	\$ 31,005.56	\$ 23.65	\$ 30,201.05
A2.5	UNTREATED BASE COURSE (PLAN QUANTITY)	CU YD	320	\$ 29.05	\$ 9,296.00	\$ 31.00	\$ 9,920.00
A2.6	DENSE GRADED ASPHALT - 1/2 INCH (AC-30)	TON	279	\$ 85.76	\$ 23,927.04	\$ 91.00	\$ 25,389.00
A2.7	4 INCH PAVEMENT MARKING PAINT	FEET	870	\$ 0.55	\$ 478.50	\$ 0.50	\$ 435.00
A2.8	8 INCH PAVEMENT MARKING PAINT	FEET	30	\$ 2.68	\$ 80.40	\$ 1.00	\$ 30.00
A2.9	PAVEMENT MESSAGE	EACH	8	\$ 28.13	\$ 225.04	\$ 30.00	\$ 240.00
A2.10	CONCRETE CURB & GUTTER TYPE HB30-7	FEET	925	\$ 10.04	\$ 9,287.00	\$ 14.50	\$ 13,412.50
A2.11	CONCRETE FLATWORK/SIDEWALK 4 INCH THICK	SQ FT	5,300	\$ 2.87	\$ 15,211.00	\$ 3.65	\$ 19,345.00
A2.12	CONCRETE FLATWORK 12 INCH THICK	SQ FT	720	\$ 6.22	\$ 4,478.40	\$ 6.25	\$ 4,500.00
A2.13	DETECTABLE WARNING SURFACE	SQ FT	48	\$ 250.00	\$ 12,000.00	\$ 25.00	\$ 1,200.00
A2.14	ADA SIGN	EACH	8	\$ 255.00	\$ 2,040.00	\$ 130.00	\$ 1,040.00
A2.15	18 INCH SMOOTH LINED PIPE CULVERT (SLPC)	FEET	310	\$ 18.45	\$ 5,719.50	\$ 26.50	\$ 8,215.00
A2.16	CATCH BASIN	EACH	2	\$ 1,450.73	\$ 2,901.46	\$ 1,770.00	\$ 3,540.00
CONTRACTOR ADDITIVE #2 - NORTH PARKING LOT SUBTOTAL				\$ 148,303.90		\$ 132,897.55	
CONTRACTOR ADDITIVE #3 - CONNECTOR ROADWAYS							
A3.1	MOBILIZATION	LUMP	1	\$ 20,000.00	\$ 20,000.00	\$ 3,800.00	\$ 3,800.00
A3.2	TRAFFIC CONTROL	LUMP	1	\$ 10,000.00	\$ 10,000.00	\$ 1,000.00	\$ 1,000.00
A3.3	SURVEY	LUMP	1	\$ 2,200.00	\$ 2,200.00	\$ 1,000.00	\$ 1,000.00
A3.4	REMOVE CURB AND GUTTER	FEET	183	\$ 3.00	\$ 549.00	\$ 5.00	\$ 915.00
A3.5	REMOVE TREE	EACH	5	\$ 133.09	\$ 665.45	\$ 250.00	\$ 1,250.00
A3.6	UNCLASSIFIED EXCAVATION (PLAN QUANTITY)	CU YD	1,360	\$ 4.49	\$ 6,106.40	\$ 5.00	\$ 6,800.00
A3.7	STRUCTURAL FILL (PLAN QUANTITY)	CU YD	1,132	\$ 26.88	\$ 30,428.16	\$ 23.65	\$ 26,771.80
A3.8	UNTREATED BASE COURSE (PLAN QUANTITY)	CU YD	284	\$ 31.65	\$ 8,988.60	\$ 31.00	\$ 8,804.00
A3.9	DENSE GRADED ASPHALT - 1/2 INCH (AC-30)	TON	248	\$ 85.76	\$ 21,268.48	\$ 91.00	\$ 22,568.00
A3.10	CONCRETE CURB & GUTTER TYPE HB30-7	FEET	1,050	\$ 9.50	\$ 9,975.00	\$ 12.85	\$ 13,492.50
A3.11	CONCRETE WATERWAY (6 FOOT WIDE)	FEET	80	\$ 32.29	\$ 2,583.20	\$ 50.00	\$ 4,000.00
A3.12	STOP SIGN	EACH	4	\$ 235.75	\$ 943.00	\$ 160.00	\$ 640.00
CONTRACTOR ADDITIVE #3 - CONNECTOR ROADWAYS SUBTOTAL				\$ 113,707.29		\$ 91,041.30	
GRAND TOTAL				\$ 997,750.48		\$ 958,399.55	

Item No.	Item Description	Unit	Bid Qty.	Progressive Contracting, Inc		RWT, LLC	
				Unit Price	Amount	Unit Price	Amount
CONTRACTOR - BASE BID							
1	MOBILIZATION	LUMP	1	\$ 35,000.00	\$ 35,000.00	\$ 5,806.00	\$ 5,806.00
2	TRAFFIC CONTROL	LUMP	1	\$ 2,260.00	\$ 2,260.00	\$ 2,323.00	\$ 2,323.00
3	ENVIRONMENTAL PROTECTION	LUMP	1	\$ 5,650.00	\$ 5,650.00	\$ 1,161.00	\$ 1,161.00
4	SURVEY	LUMP	1	\$ 11,978.00	\$ 11,978.00	\$ 3,484.00	\$ 3,484.00
5	REMOVE CURB AND GUTTER	FEET	45	\$ 1.13	\$ 50.85	\$ 8.13	\$ 365.85
6	REMOVE TREE	EACH	30	\$ 339.00	\$ 10,170.00	\$ 116.14	\$ 3,484.20
7	REMOVE CATCH BASIN	EACH	1	\$ 113.00	\$ 113.00	\$ 348.00	\$ 348.00
8	REMOVE PIPE CULVERT	FEET	140	\$ 3.39	\$ 474.60	\$ 11.61	\$ 1,625.40
9	REMOVE WATERLINE	FEET	800	\$ 3.39	\$ 2,712.00	\$ 11.61	\$ 9,288.00
10	REMOVE IRRIGATION LINE	FEET	335	\$ 3.39	\$ 1,135.65	\$ 11.61	\$ 3,889.35
11	RELOCATE PRECAST CONCRETE BARRIER	EACH	2	\$ 56.50	\$ 113.00	\$ 58.07	\$ 116.14
12	RELOCATE IRRIGATION METER	EACH	1	\$ 678.00	\$ 678.00	\$ 465.00	\$ 465.00
13	RECONSTRUCT CATCH BASIN	EACH	1	\$ 2,412.55	\$ 2,412.55	\$ 1,858.00	\$ 1,858.00
14	RECONSTRUCT STORM MANHOLE	EACH	3	\$ 1,716.19	\$ 5,148.57	\$ 406.49	\$ 1,219.47
15	RECONSTRUCT SEWER MANHOLE	EACH	1	\$ 1,656.16	\$ 1,656.16	\$ 958.00	\$ 958.00
16	RECONSTRUCT SEWER CLEANOUT	EACH	1	\$ 339.00	\$ 339.00	\$ 290.00	\$ 290.00
17	SALVAGE SIGN	EACH	2	\$ 113.00	\$ 226.00	\$ 58.00	\$ 116.00
18	SALVAGE PICNIC TABLE	EACH	1	\$ 113.00	\$ 113.00	\$ 58.00	\$ 58.00
19	UNCLASSIFIED EXCAVATION (PLAN QUANTITY)	CU YD	9,600	\$ 3.39	\$ 32,544.00	\$ 7.26	\$ 69,696.00
20	STRUCTURAL FILL	CU YD	2,096	\$ 10.57	\$ 22,154.72	\$ 7.26	\$ 15,216.96
21	UNTREATED BASE COURSE (PLAN QUANTITY)	CU YD	305	\$ 22.20	\$ 6,771.00	\$ 29.03	\$ 8,854.15
22	DENSE GRADED ASPHALT - 1/2 INCH (AC-30)	TON	266	\$ 85.49	\$ 22,740.34	\$ 94.65	\$ 25,176.90
23	ASPHALT PATCHING	SQ FT	5,160	\$ 5.16	\$ 26,625.60	\$ 2.11	\$ 10,887.60
24	4 INCH PAVEMENT MARKING PAINT	FEET	710	\$ 1.07	\$ 759.70	\$ 0.51	\$ 362.10
25	8 INCH PAVEMENT MARKING PAINT	FEET	80	\$ 2.09	\$ 167.20	\$ 1.03	\$ 82.40
26	12 INCH PAVEMENT MARKING PAINT	FEET	50	\$ 2.43	\$ 121.50	\$ 2.62	\$ 131.00
27	PAVEMENT MESSAGE	EACH	4	\$ 28.25	\$ 113.00	\$ 27.87	\$ 111.48
28	ADA SIGN	EACH	4	\$ 231.65	\$ 926.60	\$ 135.88	\$ 543.52
29	DO NOT ENTER SIGN	EACH	2	\$ 265.55	\$ 531.10	\$ 184.14	\$ 368.28
30	CONCRETE CURB & GUTTER TYPE HB30-7	FEET	852	\$ 4.73	\$ 4,029.96	\$ 23.23	\$ 19,791.96
31	CONCRETE FLATWORK/SIDEWALK 4 INCH THICK	SQ FT	2,650	\$ 3.53	\$ 9,354.50	\$ 4.65	\$ 12,322.50
32	PEDESTRIAN ACCESS RAMP	EACH	3	\$ 1,024.06	\$ 3,072.18	\$ 1,161.40	\$ 3,484.20
33	18 INCH SMOOTH LINED PIPE CULVERT (SLPC)	FEET	592	\$ 29.20	\$ 17,286.40	\$ 38.09	\$ 22,549.28
34	24 INCH SMOOTH LINED PIPE CULVERT (SLPC)	FEET	393	\$ 38.33	\$ 15,063.69	\$ 49.24	\$ 19,351.32
35	30 INCH SMOOTH LINED PIPE CULVERT (SLPC)	FEET	140	\$ 47.78	\$ 6,689.20	\$ 66.37	\$ 9,291.80
36	CATCH BASIN	EACH	6	\$ 3,997.38	\$ 23,984.28	\$ 3,629.37	\$ 21,776.22
37	6 FOOT X 6 FOOT DIVERSION BOX	EACH	1	\$ 6,568.05	\$ 6,568.05	\$ 5,052.08	\$ 5,052.08
38	DROP INLET DRAINAGE STRUCTURE	EACH	1	\$ 2,613.13	\$ 2,613.13	\$ 1,423.00	\$ 1,423.00
39	4 INCH SEWER LATERAL	FEET	200	\$ 7.03	\$ 1,406.00	\$ 21.20	\$ 4,240.00
40	SEWER CLEANOUT	EACH	3	\$ 575.66	\$ 1,726.98	\$ 156.79	\$ 470.37
41	SEWER INSIDE DROP MANHOLE CONNECTION	EACH	1	\$ 2,694.30	\$ 2,694.30	\$ 755.00	\$ 755.00
42	8 INCH WATERLINE	FEET	1,170	\$ 19.44	\$ 22,744.80	\$ 34.38	\$ 40,224.60

Item No.	Item Description	Unit	Bid Qty.	Progressive Contracting, Inc		RWT, LLC	
				Unit Price	Amount	Unit Price	Amount
43	6 INCH WATERLINE	FEET	121	\$ 16.17	\$ 1,956.57	\$ 29.55	\$ 3,575.55
44	8 INCH X 8 INCH TEE	EACH	1	\$ 900.61	\$ 900.61	\$ 987.00	\$ 987.00
45	8 INCH X 6 INCH TEE	EACH	3	\$ 719.32	\$ 2,157.96	\$ 812.98	\$ 2,438.94
46	8 INCH BEND (ANY ANGLE)	EACH	9	\$ 473.85	\$ 4,264.65	\$ 522.63	\$ 4,703.67
47	8 INCH X 6 INCH REDUCER	EACH	1	\$ 360.93	\$ 360.93	\$ 395.00	\$ 395.00
48	8 INCH GATE VALVE	EACH	5	\$ 2,102.00	\$ 10,510.00	\$ 2,119.55	\$ 10,597.75
49	6 INCH GATE VALVE	EACH	4	\$ 1,253.88	\$ 5,015.52	\$ 1,178.82	\$ 4,715.28
50	FIRE HYDRANT	EACH	3	\$ 3,905.95	\$ 11,717.85	\$ 3,193.84	\$ 9,581.52
51	2 INCH WATER SERVICE CONNECTION	LUMP	1	\$ 5,054.09	\$ 5,054.09	\$ 6,434.00	\$ 6,434.00
52	RELOCATE 1 INCH WATER SERVICE	EACH	1	\$ 1,576.75	\$ 1,576.75	\$ 854.00	\$ 854.00
53	4 INCH PVC IRRIGATION LINE	FEET	410	\$ 13.20	\$ 5,412.00	\$ 20.67	\$ 8,474.70
54	4 INCH GATE VALVE	EACH	4	\$ 1,114.60	\$ 4,458.40	\$ 1,045.26	\$ 4,181.04
55	4 INCH BEND (ANY ANGLE)	EACH	8	\$ 281.09	\$ 2,248.72	\$ 301.96	\$ 2,415.68
56	4 INCH TEE	EACH	1	\$ 487.60	\$ 487.60	\$ 546.00	\$ 546.00
57	GAS LINE TRENCH	FEET	460	\$ 10.17	\$ 4,678.20	\$ 18.58	\$ 8,546.80
58	POWER & LIGHTING SYSTEM	LUMP	1	\$ 101,338.40	\$ 101,338.40	\$ 104,526.00	\$ 104,526.00
59	ROCKERY WALL	SQ FT	1,520	\$ 22.60	\$ 34,352.00	\$ 40.65	\$ 61,788.00
60	KEystone RETAINING WALL	EACH	4	\$ 14,690.00	\$ 58,760.00	\$ 5,226.29	\$ 20,905.16
61	WINGWALLS (APPROX. 5'-10" TALL TO TOP OF FOOTING)	FEET	110	\$ 1,000.00	\$ 110,000.00	\$ 200.61	\$ 22,067.10
62	SEAT WALLS (APPROX. 2'-6" TALL TO TOP OF FOOTING)	FEET	45	\$ 700.00	\$ 31,500.00	\$ 206.47	\$ 9,291.15
63	REPAIR IRRIGATION	FORCE ACCOUNT	1	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
64	PRE-CAST TRAIN BRIDGE	LUMP	1	\$ 78,598.92	\$ 78,598.92	\$ 46,879.82	\$ 46,879.82
65	FLOWABLE FILL	CU YD	10	\$ 180.80	\$ 1,808.00	\$ 174.21	\$ 1,742.10
66	4 INCH PVC SLEEVE (SCH. 40)	FEET	725	\$ 3.39	\$ 2,457.75	\$ 21.37	\$ 15,493.25
CONTRACTOR - BASE BID SUBTOTAL				\$ 795,533.53		\$ 685,157.64	
CONTRACTOR ADDITIVE #1 - BUS DROP-OFF							
A1.1	MOBILIZATION	LUMP	1	\$ 5,280.00	\$ 5,280.00	\$ 1,568.00	\$ 1,568.00
A1.2	TRAFFIC CONTROL	LUMP	1	\$ 1,320.00	\$ 1,320.00	\$ 1,161.00	\$ 1,161.00
A1.3	SURVEY	LUMP	1	\$ 1,716.30	\$ 1,716.30	\$ 1,161.00	\$ 1,161.00
A1.4	REMOVE CURB AND GUTTER	FEET	65	\$ 1.32	\$ 85.80	\$ 8.13	\$ 528.45
A1.5	REMOVE TREE	EACH	9	\$ 396.00	\$ 3,564.00	\$ 116.14	\$ 1,045.26
A1.6	RECONSTRUCT SEWER MANHOLE	EACH	1	\$ 571.31	\$ 571.31	\$ 580.70	\$ 580.70
A1.7	RECONSTRUCT SEWER CLEANOUT	EACH	1	\$ 552.75	\$ 552.75	\$ 580.70	\$ 580.70
A1.8	UNCLASSIFIED EXCAVATION (PLAN QUANTITY)	CU YD	500	\$ 7.92	\$ 3,960.00	\$ 7.26	\$ 3,630.00
A1.9	STRUCTURAL FILL (PLAN QUANTITY)	CU YD	356	\$ 12.62	\$ 4,492.72	\$ 7.26	\$ 2,584.56
A1.10	UNTREATED BASE COURSE (PLAN QUANTITY)	CU YD	89	\$ 25.93	\$ 2,307.77	\$ 51.10	\$ 4,547.90
A1.11	DENSE GRADED ASPHALT - 1/2 INCH (AC-30)	TON	78	\$ 124.08	\$ 9,678.24	\$ 109.17	\$ 8,515.26
A1.12	8 INCH PAVEMENT MARKING PAINT	FEET	50	\$ 2.44	\$ 122.00	\$ 1.02	\$ 51.00
A1.13	12 INCH PAVEMENT MARKING PAINT	FEET	50	\$ 2.84	\$ 142.00	\$ 2.62	\$ 131.00
A1.14	CONCRETE CURB & GUTTER TYPE HB30-7	FEET	325	\$ 17.41	\$ 5,658.25	\$ 23.23	\$ 7,549.75
A1.15	CONCRETE FLATWORK/SIDEWALK 4 INCH THICK	SQ FT	1,775	\$ 4.12	\$ 7,313.00	\$ 4.65	\$ 8,253.75
A1.16	PEDESTRIAN ACCESS RAMP	EACH	2	\$ 1,196.25	\$ 2,392.50	\$ 1,045.26	\$ 2,090.52
A1.17	DO NOT ENTER SIGN	EACH	2	\$ 310.20	\$ 620.40	\$ 184.08	\$ 368.16

Item No.	Item Description	Unit	Bid Qty.	Progressive Contracting, Inc		RWT, LLC			
				Unit Price	Amount	Unit Price	Amount		
CONTRACTOR ADDITIVE #1 - BUS DROP-OFF SUBTOTAL					\$	49,777.04	\$	44,347.01	
CONTRACTOR ADDITIVE #2 - NORTH PARKING LOT									
A2.1	MOBILIZATION	LUMP	1	\$	9,240.00	\$	9,240.00	\$	1,568.00
A2.2	SURVEY	LUMP	1	\$	3,300.00	\$	3,300.00	\$	1,161.00
A2.3	UNCLASSIFIED EXCAVATION (PLAN QUANTITY)	CU YD	2,300	\$	7.92	\$	18,216.00	\$	7.26
A2.4	STRUCTURAL FILL (PLAN QUANTITY)	CU YD	1,277	\$	12.62	\$	16,115.74	\$	7.26
A2.5	UNTREATED BASE COURSE (PLAN QUANTITY)	CU YD	320	\$	25.93	\$	8,297.60	\$	29.03
A2.6	DENSE GRADED ASPHALT - 1/2 INCH (AC-30)	TON	279	\$	124.08	\$	34,618.32	\$	96.40
A2.7	4 INCH PAVEMENT MARKING PAINT	FEET	870	\$	0.69	\$	600.30	\$	0.51
A2.8	8 INCH PAVEMENT MARKING PAINT	FEET	30	\$	2.44	\$	73.20	\$	1.02
A2.9	PAVEMENT MESSAGE	EACH	8	\$	33.00	\$	264.00	\$	28.02
A2.10	CONCRETE CURB & GUTTER TYPE HB30-7	FEET	925	\$	17.41	\$	16,104.25	\$	23.23
A2.11	CONCRETE FLATWORK/SIDEWALK 4 INCH THICK	SQ FT	5,300	\$	4.12	\$	21,836.00	\$	4.65
A2.12	CONCRETE FLATWORK 12 INCH THICK	SQ FT	720	\$	7.67	\$	5,522.40	\$	7.26
A2.13	DETECTABLE WARNING SURFACE	SQ FT	48	\$	27.80	\$	1,334.40	\$	23.23
A2.14	ADA SIGN	EACH	8	\$	270.60	\$	2,164.80	\$	136.03
A2.15	18 INCH SMOOTH LINED PIPE CULVERT (SLPC)	FEET	310	\$	27.94	\$	8,661.40	\$	38.33
A2.16	CATCH BASIN	EACH	2	\$	3,147.29	\$	6,294.58	\$	1,742.00
CONTRACTOR ADDITIVE #2 - NORTH PARKING LOT SUBTOTAL					\$	152,642.99		\$	134,511.21
CONTRACTOR ADDITIVE #3 - CONNECTOR ROADWAYS									
A3.1	MOBILIZATION	LUMP	1	\$	10,560.00	\$	10,560.00	\$	1,568.00
A3.2	TRAFFIC CONTROL	LUMP	1	\$	1,320.00	\$	1,320.00	\$	290.00
A3.3	SURVEY	LUMP	1	\$	2,904.00	\$	2,904.00	\$	1,161.00
A3.4	REMOVE CURB AND GUTTER	FEET	183	\$	3.96	\$	724.68	\$	8.13
A3.5	REMOVE TREE	EACH	5	\$	396.00	\$	1,980.00	\$	116.14
A3.6	UNCLASSIFIED EXCAVATION (PLAN QUANTITY)	CU YD	1,360	\$	7.92	\$	10,771.20	\$	7.26
A3.7	STRUCTURAL FILL (PLAN QUANTITY)	CU YD	1,132	\$	12.62	\$	14,285.84	\$	7.26
A3.8	UNTREATED BASE COURSE (PLAN QUANTITY)	CU YD	284	\$	25.93	\$	7,364.12	\$	29.03
A3.9	DENSE GRADED ASPHALT - 1/2 INCH (AC-30)	TON	248	\$	124.08	\$	30,771.84	\$	96.40
A3.10	CONCRETE CURB & GUTTER TYPE HB30-7	FEET	1,050	\$	15.43	\$	16,201.50	\$	19.74
A3.11	CONCRETE WATERWAY (6 FOOT WIDE)	FEET	80	\$	9.98	\$	798.40	\$	54.59
A3.12	STOP SIGN	EACH	4	\$	310.20	\$	1,240.80	\$	170.38
CONTRACTOR ADDITIVE #3 - CONNECTOR ROADWAYS SUBTOTAL					\$	98,922.38		\$	81,106.85
GRAND TOTAL					\$	1,096,875.94		\$	945,122.71

Item No.	Item Description	Unit	Bid Qty.	CONTRACTOR - BASE BID		B Hansen Construction		John Orton Excavating	
						Unit Price	Amount	Unit Price	Amount
1	MOBILIZATION	LUMP	1			\$ 30,000.00	\$ 30,000.00	\$ 15,463.20	\$ 15,463.20
2	TRAFFIC CONTROL	LUMP	1			\$ 3,000.00	\$ 3,000.00	\$ 1,530.00	\$ 1,530.00
3	ENVIRONMENTAL PROTECTION	LUMP	1			\$ 8,500.00	\$ 8,500.00	\$ 3,876.00	\$ 3,876.00
4	SURVEY	LUMP	1			\$ 6,500.00	\$ 6,500.00	\$ 6,907.95	\$ 6,907.95
5	REMOVE CURB AND GUTTER	FEET	45			\$ 15.00	\$ 675.00	\$ 11.22	\$ 504.90
6	REMOVE TREE	EACH	30			\$ 500.00	\$ 15,000.00	\$ 102.00	\$ 3,060.00
7	REMOVE CATCH BASIN	EACH	1			\$ 3,200.00	\$ 3,200.00	\$ 612.00	\$ 612.00
8	REMOVE PIPE CULVERT	FEET	140			\$ 22.00	\$ 3,080.00	\$ 8.16	\$ 1,142.40
9	REMOVE WATERLINE	FEET	800			\$ 19.25	\$ 15,400.00	\$ 6.63	\$ 5,304.00
10	REMOVE IRRIGATION LINE	FEET	335			\$ 21.35	\$ 7,152.25	\$ 6.63	\$ 2,221.05
11	RELOCATE PRECAST CONCRETE BARRIER	EACH	2			\$ 1,000.00	\$ 2,000.00	\$ 204.00	\$ 408.00
12	RELOCATE IRRIGATION METER	EACH	1			\$ 2,200.00	\$ 2,200.00	\$ 1,224.00	\$ 1,224.00
13	RECONSTRUCT CATCH BASIN	EACH	1			\$ 2,850.00	\$ 2,850.00	\$ 1,610.58	\$ 1,610.58
14	RECONSTRUCT STORM MANHOLE	EACH	3			\$ 3,000.00	\$ 9,000.00	\$ 929.48	\$ 2,788.44
15	RECONSTRUCT SEWER MANHOLE	EACH	1			\$ 3,000.00	\$ 3,000.00	\$ 1,609.69	\$ 1,609.69
16	RECONSTRUCT SEWER CLEANOUT	EACH	1			\$ 1,000.00	\$ 1,000.00	\$ 487.69	\$ 487.69
17	SALVAGE SIGN	EACH	2			\$ 550.00	\$ 1,100.00	\$ 76.50	\$ 153.00
18	SALVAGE PICNIC TABLE	EACH	1			\$ 500.00	\$ 500.00	\$ 153.00	\$ 153.00
19	UNCLASSIFIED EXCAVATION (PLAN QUANTITY)	CU YD	9,600			\$ 3.95	\$ 37,920.00	\$ 3.32	\$ 31,872.00
20	STRUCTURAL FILL	CU YD	2,096			\$ 18.00	\$ 37,728.00	\$ 25.33	\$ 53,091.68
21	UNTREATED BASE COURSE (PLAN QUANTITY)	CU YD	305			\$ 35.00	\$ 10,675.00	\$ 33.20	\$ 10,126.00
22	DENSE GRADED ASPHALT - 1/2 INCH (AC-30)	TON	266			\$ 88.00	\$ 23,408.00	\$ 88.89	\$ 23,644.74
23	ASPHALT PATCHING	SQ FT	5,160			\$ 2.50	\$ 12,900.00	\$ 6.03	\$ 31,114.80
24	4 INCH PAVEMENT MARKING PAINT	FEET	710			\$ 0.50	\$ 355.00	\$ 1.02	\$ 724.20
25	8 INCH PAVEMENT MARKING PAINT	FEET	80			\$ 0.95	\$ 76.00	\$ 1.98	\$ 158.40
26	12 INCH PAVEMENT MARKING PAINT	FEET	50			\$ 2.50	\$ 125.00	\$ 2.30	\$ 115.00
27	PAVEMENT MESSAGE	EACH	4			\$ 25.50	\$ 102.00	\$ 26.78	\$ 107.12
28	ADA SIGN	EACH	4			\$ 500.00	\$ 2,000.00	\$ 265.46	\$ 1,061.84
29	DO NOT ENTER SIGN	EACH	2			\$ 500.00	\$ 1,000.00	\$ 297.59	\$ 595.18
30	CONCRETE CURB & GUTTER TYPE HB30-7	FEET	852			\$ 16.50	\$ 14,058.00	\$ 16.60	\$ 14,143.20
31	CONCRETE FLATWORK/SIDEWALK 4 INCH THICK	SQ FT	2,650			\$ 5.25	\$ 13,912.50	\$ 3.75	\$ 9,937.50
32	PEDESTRIAN ACCESS RAMP	EACH	3			\$ 3,500.00	\$ 10,500.00	\$ 1,060.80	\$ 3,182.40
33	18 INCH SMOOTH LINED PIPE CULVERT (SLPC)	FEET	592			\$ 28.50	\$ 16,872.00	\$ 23.86	\$ 14,125.12
34	24 INCH SMOOTH LINED PIPE CULVERT (SLPC)	FEET	393			\$ 39.00	\$ 15,327.00	\$ 34.61	\$ 13,601.73
35	30 INCH SMOOTH LINED PIPE CULVERT (SLPC)	FEET	140			\$ 47.50	\$ 6,650.00	\$ 53.64	\$ 7,509.60
36	CATCH BASIN	EACH	6			\$ 3,450.00	\$ 20,700.00	\$ 2,523.86	\$ 15,143.16
37	6 FOOT X 6 FOOT DIVERSION BOX	EACH	1			\$ 10,250.00	\$ 10,250.00	\$ 3,850.32	\$ 3,850.32
38	DROP INLET DRAINAGE STRUCTURE	EACH	1			\$ 4,850.00	\$ 4,850.00	\$ 1,060.48	\$ 1,060.48
39	4 INCH SEWER LATERAL	FEET	200			\$ 21.00	\$ 4,200.00	\$ 13.37	\$ 2,674.00
40	SEWER CLEANOUT	EACH	3			\$ 450.00	\$ 1,350.00	\$ 158.72	\$ 476.16
41	SEWER INSIDE DROP MANHOLE CONNECTION	EACH	1			\$ 4,500.00	\$ 4,500.00	\$ 766.28	\$ 766.28
42	8 INCH WATERLINE	FEET	1,170			\$ 25.00	\$ 29,250.00	\$ 16.34	\$ 19,117.80

Item No.	Item Description	Unit	Bid Qty.	B Hansen Construction		John Orton Excavating	
				Unit Price	Amount	Unit Price	Amount
43	6 INCH WATERLINE	FEET	121	\$ 22.00	\$ 2,662.00	\$ 13.11	\$ 1,586.31
44	8 INCH X 8 INCH TEE	EACH	1	\$ 1,000.00	\$ 1,000.00	\$ 887.51	\$ 887.51
45	8 INCH X 6 INCH TEE	EACH	3	\$ 1,000.00	\$ 3,000.00	\$ 740.81	\$ 2,222.43
46	8 INCH BEND (ANY ANGLE)	EACH	9	\$ 500.00	\$ 4,500.00	\$ 724.68	\$ 6,522.12
47	8 INCH X 6 INCH REDUCER	EACH	1	\$ 500.00	\$ 500.00	\$ 416.15	\$ 416.15
48	8 INCH GATE VALVE	EACH	5	\$ 2,500.00	\$ 12,500.00	\$ 1,971.70	\$ 9,858.50
49	6 INCH GATE VALVE	EACH	4	\$ 1,500.00	\$ 6,000.00	\$ 1,236.10	\$ 4,944.40
50	FIRE HYDRANT	EACH	3	\$ 4,500.00	\$ 13,500.00	\$ 2,854.05	\$ 8,562.15
51	2 INCH WATER SERVICE CONNECTION	LUMP	1	\$ 5,200.00	\$ 5,200.00	\$ 3,780.06	\$ 3,780.06
52	RELOCATE 1 INCH WATER SERVICE	EACH	1	\$ 3,000.00	\$ 3,000.00	\$ 1,007.04	\$ 1,007.04
53	4 INCH PVC IRRIGATION LINE	FEET	410	\$ 18.00	\$ 7,380.00	\$ 10.01	\$ 4,104.10
54	4 INCH GATE VALVE	EACH	4	\$ 1,100.00	\$ 4,400.00	\$ 1,054.31	\$ 4,217.24
55	4 INCH BEND (ANY ANGLE)	EACH	8	\$ 500.00	\$ 4,000.00	\$ 448.94	\$ 3,591.52
56	4 INCH TEE	EACH	1	\$ 800.00	\$ 800.00	\$ 642.06	\$ 642.06
57	GAS LINE TRENCH	FEET	460	\$ 10.00	\$ 4,600.00	\$ 4.08	\$ 1,876.80
58	POWER & LIGHTING SYSTEM	LUMP	1	\$ 128,500.00	\$ 128,500.00	\$ 109,338.39	\$ 109,338.39
59	ROCKERY WALL	SQ FT	1,520	\$ 13.00	\$ 19,760.00	\$ 8.79	\$ 13,360.80
60	KEYSTONE RETAINING WALL	EACH	4	\$ 2,500.00	\$ 10,000.00	\$ 8,167.65	\$ 32,670.60
61	WINGWALLS (APPROX. 5'-10" TALL TO TOP OF FOOTING)	FEET	110	\$ 115.00	\$ 12,650.00	\$ 169.51	\$ 18,646.10
62	SEAT WALLS (APPROX. 2'-6" TALL TO TOP OF FOOTING)	FEET	45	\$ 150.00	\$ 6,750.00	\$ 109.14	\$ 4,911.30
63	REPAIR IRRIGATION	FORCE ACCOUNT	1	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
64	PRE-CAST TRAIN BRIDGE	LUMP	1	\$ 45,000.00	\$ 45,000.00	\$ 89,295.20	\$ 89,295.20
65	FLOWABLE FILL	CU YD	10	\$ 250.00	\$ 2,500.00	\$ 91.80	\$ 918.00
66	4 INCH PVC SLEEVE (SCH. 40)	FEET	725	\$ 3.25	\$ 2,356.25	\$ 6.86	\$ 4,973.50
				CONTRACTOR - BASE BID SUBTOTAL			
				CONTRACTOR ADDITIVE #1 - BUS DROP-OFF			
A1.1	MOBILIZATION	LUMP	1	\$ 10,000.00	\$ 10,000.00	\$ 2,337.00	\$ 2,337.00
A1.2	TRAFFIC CONTROL	LUMP	1	\$ 8,200.00	\$ 8,200.00	\$ 1,000.00	\$ 1,000.00
A1.3	SURVEY	LUMP	1	\$ 1,000.00	\$ 1,000.00	\$ 880.00	\$ 880.00
A1.4	REMOVE CURB AND GUTTER	FEET	65	\$ 15.00	\$ 975.00	\$ 11.00	\$ 715.00
A1.5	REMOVE TREE	EACH	9	\$ 500.00	\$ 4,500.00	\$ 150.00	\$ 1,350.00
A1.6	RECONSTRUCT SEWER MANHOLE	EACH	1	\$ 3,000.00	\$ 3,000.00	\$ 1,590.63	\$ 1,590.63
A1.7	RECONSTRUCT SEWER CLEANOUT	EACH	1	\$ 1,000.00	\$ 1,000.00	\$ 490.63	\$ 490.63
A1.8	UNCLASSIFIED EXCAVATION (PLAN QUANTITY)	CU YD	500	\$ 3.95	\$ 1,975.00	\$ 7.70	\$ 3,850.00
A1.9	STRUCTURAL FILL (PLAN QUANTITY)	CU YD	356	\$ 18.00	\$ 6,408.00	\$ 27.50	\$ 9,790.00
A1.10	UNTREATED BASE COURSE (PLAN QUANTITY)	CU YD	89	\$ 35.00	\$ 3,115.00	\$ 38.50	\$ 3,426.50
A1.11	DENSE GRADED ASPHALT - 1/2 INCH (AC-30)	TON	78	\$ 90.00	\$ 7,020.00	\$ 103.40	\$ 8,065.20
A1.12	8 INCH PAVEMENT MARKING PAINT	FEET	50	\$ 0.95	\$ 47.50	\$ 2.04	\$ 102.00
A1.13	12 INCH PAVEMENT MARKING PAINT	FEET	50	\$ 2.50	\$ 125.00	\$ 2.37	\$ 118.50
A1.14	CONCRETE CURB & GUTTER TYPE HB30-7	FEET	325	\$ 16.50	\$ 5,362.50	\$ 17.05	\$ 5,541.25
A1.15	CONCRETE FLATWORK/SIDEWALK 4 INCH THICK	SQ FT	1,775	\$ 5.25	\$ 9,318.75	\$ 3.85	\$ 6,833.75
A1.16	PEDESTRIAN ACCESS RAMP	EACH	2	\$ 3,500.00	\$ 7,000.00	\$ 1,080.00	\$ 2,160.00
A1.17	DO NOT ENTER SIGN	EACH	2	\$ 500.00	\$ 1,000.00	\$ 298.50	\$ 597.00

Item No.	Item Description	Unit	Bid Qty.	B Hansen Construction		John Orton Excavating	
				Unit Price	Amount	Unit Price	Amount
CONTRACTOR ADDITIVE #1 - BUS DROP-OFF SUBTOTAL							
CONTRACTOR ADDITIVE #2 - NORTH PARKING LOT							
A2.1	MOBILIZATION	LUMP	1	\$ 35,000.00	\$ 35,000.00	\$ 3,427.20	\$ 3,427.20
A2.2	SURVEY	LUMP	1	\$ 1,000.00	\$ 1,000.00	\$ 2,187.90	\$ 2,187.90
A2.3	UNCLASSIFIED EXCAVATION (PLAN QUANTITY)	CU YD	2,300	\$ 3.95	\$ 9,085.00	\$ 4.60	\$ 10,580.00
A2.4	STRUCTURAL FILL (PLAN QUANTITY)	CU YD	1,277	\$ 18.00	\$ 22,986.00	\$ 26.54	\$ 33,891.58
A2.5	UNTREATED BASE COURSE (PLAN QUANTITY)	CU YD	320	\$ 35.00	\$ 11,200.00	\$ 34.78	\$ 11,129.60
A2.6	DENSE GRADED ASPHALT - 1/2 INCH (AC-30)	TON	279	\$ 85.00	\$ 23,715.00	\$ 93.13	\$ 25,983.27
A2.7	4 INCH PAVEMENT MARKING PAINT	FEET	870	\$ 0.50	\$ 435.00	\$ 0.58	\$ 504.60
A2.8	8 INCH PAVEMENT MARKING PAINT	FEET	30	\$ 0.95	\$ 28.50	\$ 2.08	\$ 62.40
A2.9	PAVEMENT MESSAGE	EACH	8	\$ 25.50	\$ 204.00	\$ 28.05	\$ 224.40
A2.10	CONCRETE CURB & GUTTER TYPE HB30-7	FEET	925	\$ 16.50	\$ 15,262.50	\$ 17.39	\$ 16,085.75
A2.11	CONCRETE FLATWORK/SIDEWALK 4 INCH THICK	SQ FT	5,300	\$ 5.25	\$ 27,825.00	\$ 3.93	\$ 20,829.00
A2.12	CONCRETE FLATWORK 12 INCH THICK	SQ FT	720	\$ 10.00	\$ 7,200.00	\$ 6.45	\$ 4,644.00
A2.13	DETECTABLE WARNING SURFACE	SQ FT	48	\$ 100.00	\$ 4,800.00	\$ 22.44	\$ 1,077.12
A2.14	ADA SIGN	EACH	8	\$ 500.00	\$ 4,000.00	\$ 270.81	\$ 2,166.48
A2.15	18 INCH SMOOTH LINED PIPE CULVERT (SLPC)	FEET	310	\$ 28.50	\$ 8,835.00	\$ 24.60	\$ 7,626.00
A2.16	CATCH BASIN	EACH	2	\$ 3,450.00	\$ 6,900.00	\$ 1,440.54	\$ 2,881.08
CONTRACTOR ADDITIVE #2 - NORTH PARKING LOT SUBTOTAL				\$ 178,476.00		\$ 143,300.38	
CONTRACTOR ADDITIVE #3 - CONNECTOR ROADWAYS							
A3.1	MOBILIZATION	LUMP	1	\$ 20,000.00	\$ 20,000.00	\$ 2,585.70	\$ 2,585.70
A3.2	TRAFFIC CONTROL	LUMP	1	\$ 5,000.00	\$ 5,000.00	\$ 1,020.00	\$ 1,020.00
A3.3	SURVEY	LUMP	1	\$ 1,000.00	\$ 1,000.00	\$ 1,795.20	\$ 1,795.20
A3.4	REMOVE CURB AND GUTTER	FEET	183	\$ 15.00	\$ 2,745.00	\$ 11.22	\$ 2,053.26
A3.5	REMOVE TREE	EACH	5	\$ 500.00	\$ 2,500.00	\$ 153.00	\$ 765.00
A3.6	UNCLASSIFIED EXCAVATION (PLAN QUANTITY)	CU YD	1,360	\$ 3.95	\$ 5,372.00	\$ 5.61	\$ 7,629.60
A3.7	STRUCTURAL FILL (PLAN QUANTITY)	CU YD	1,132	\$ 18.00	\$ 20,376.00	\$ 26.54	\$ 30,043.28
A3.8	UNTREATED BASE COURSE (PLAN QUANTITY)	CU YD	284	\$ 35.00	\$ 9,940.00	\$ 34.78	\$ 9,877.52
A3.9	DENSE GRADED ASPHALT - 1/2 INCH (AC-30)	TON	248	\$ 85.00	\$ 21,080.00	\$ 93.13	\$ 23,096.24
A3.10	CONCRETE CURB & GUTTER TYPE HB30-7	FEET	1,050	\$ 16.50	\$ 17,325.00	\$ 14.03	\$ 14,731.50
A3.11	CONCRETE WATERWAY (6 FOOT WIDE)	FEET	80	\$ 50.00	\$ 4,000.00	\$ 51.05	\$ 4,084.00
A3.12	STOP SIGN	EACH	4	\$ 500.00	\$ 2,000.00	\$ 304.47	\$ 1,217.88
CONTRACTOR ADDITIVE #3 - CONNECTOR ROADWAYS SUBTOTAL				\$ 111,338.00		\$ 98,899.18	
GRAND TOTAL				\$ 1,058,284.75		\$ 931,633.91	

DRAFTAgenda Item Number : **3A**

Request For Council Action

Date Submitted 2014-11-24 10:35:28**Applicant** SITLA, Kyle Pasley rep**Quick Title** Public Hrng & Ord for General Plan amendment

Subject Consider a request to amend the City General Plan Land Use Map by changing the land use designation from Residential, Commercial, and Open Space to Business Park (93 acres) and Open Space (17 acres) for the southerly extension of the Ft. Pierce Industrial Park. The proposed extension is located along the west side of River Road and south of Enterprise Road.

Discussion State Trust Lands (SITLA) is requesting that the Ft Pierce Industrial Park be extended southward on the west side of River Road. The proposed expansion is for 93 acres to be designated as "Business Park" rather than Commercial and Residential, and that 17 acres be designated as Open Space. "Business Park" uses should be more compatible with nearby future residential areas than typical "Manufacturing" uses. When zoning is applied to the property in the future, the uses should be those found in a "Business Park" setting, such as light industrial, offices, and similar residential-compatible uses. The PC recommends approval of the amendment to the General Plan.

Cost \$0.00

City Manager Recommendation Additional property to use for expansion of the Ft. Pierce business park. One of the last remaining areas for this type of business use. Recommend approval.

Action Taken**Requested by** Bob N**File Attachments****Approved by Legal Department?****Approved in Budget?** Amount:**Additional Comments**

General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: 11/18/2014
CITY COUNCIL SET DATE: 11/20/2014
CITY COUNCIL MEETING: 12/04/2014

GENERAL PLAN AMENDMENT - PUBLIC HEARING

Case No. 2014-GPA-005

Residential, Commercial & Open Space to Business Park & Open Space

Request: To amend the General Plan Map by changing the land use designation from Residential, Commercial, and Open Space to Business Park (93 acres) and Open Space (17 acres) for the southerly extension of the Ft. Pierce Industrial Park. The proposed extension is located along the west side of River Road and south of Enterprise Road.

Applicant: State Institutional Trust Lands Administration (SITLA, Property owner)

Area: 110 acres

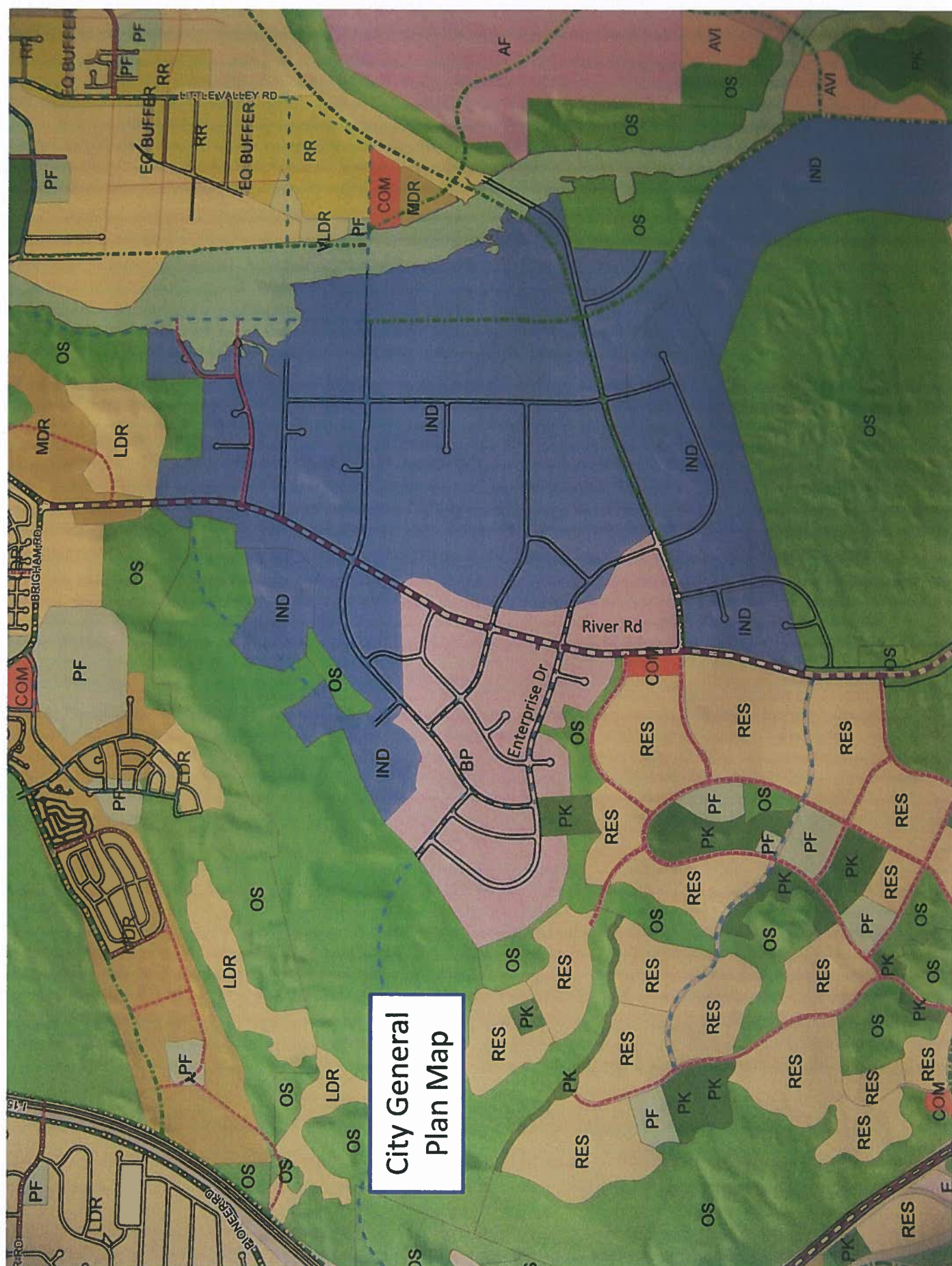
Property: Located on the west side of River Road and south of Enterprise Drive.

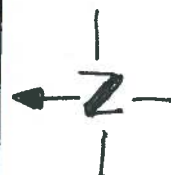
Process: The Planning Commission is responsible for reviewing all requested amendments to the City General Plan and making a recommendation to the City Council. The General Plan is a guide for land use decisions, and any amendments to the General Plan must be considered in a public hearing setting.

Comments:

1. GP Extension: The proposed southerly extension of the Ft. Pierce Industrial Park on the west side of River Road will make the south industrial park boundary similar on both the east and west sides of River Road.
2. Residential Proximity: The proposed Business Park area (93 acres) will be adjacent to a future residential area in the South Block community. A small Open Space strip is proposed as a small buffer between the Business Park area and the residential area.
3. Future Zoning: The 'Business Park' land use designation is intended to allow for light industrial and business uses which will be more compatible to adjacent residential areas than a broad range of possible 'Industrial' uses, which could have negative impacts such as noise, odors, etc. When zoning is applied to this property, care must be taken that uses compatible with nearby residential areas are allowed, and not heavier industrial uses which could have negative impacts to the future residential areas. The city could either create a new 'Business Park Zone' with uses compatible with nearby residential areas, or apply a Planned Development Manufacturing zone with a list of uses deemed compatible for the area.

PC: Planning Commission recommends approval.

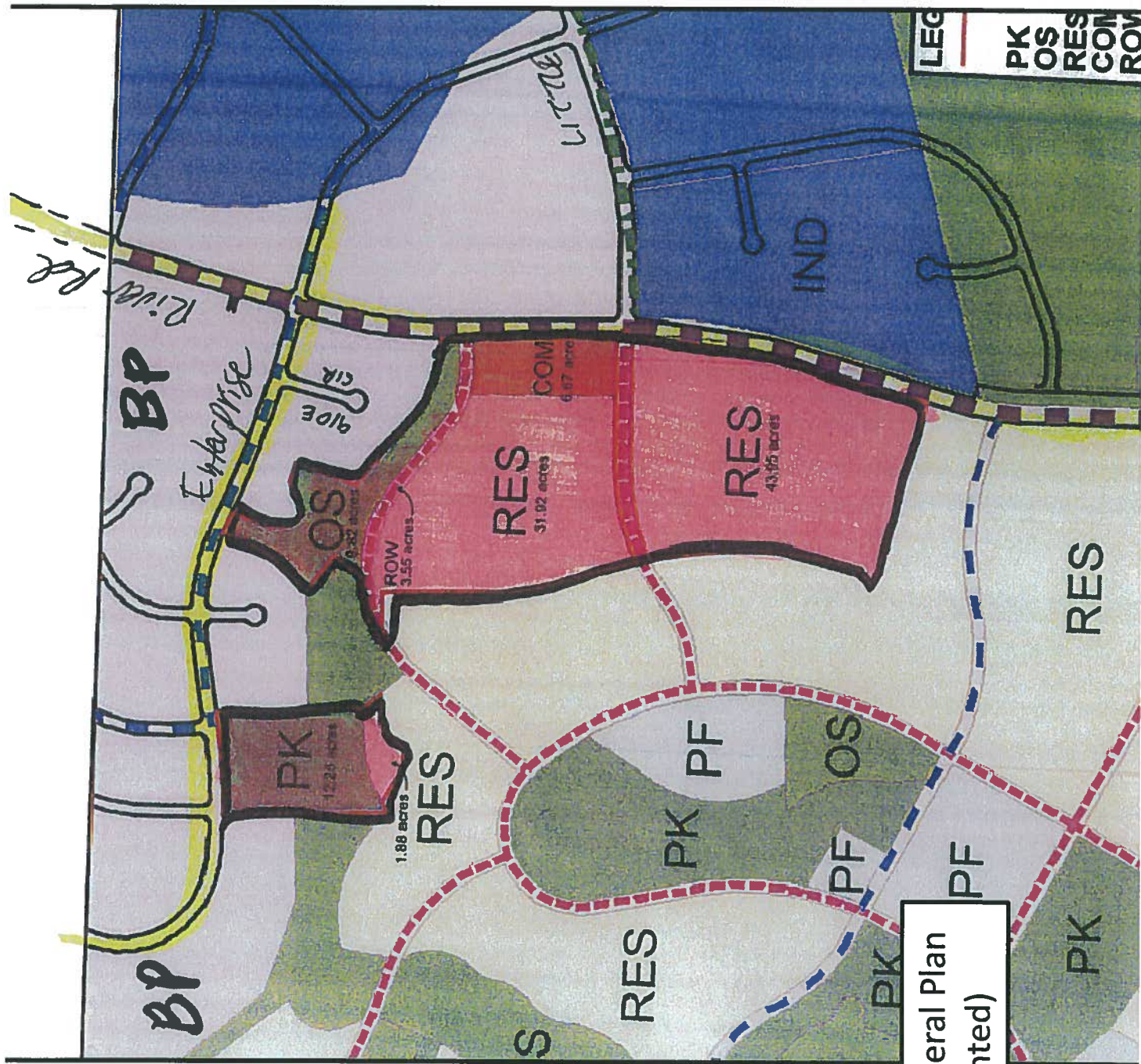




EXISTING GENERAL PLAN

AECOM

October 2014



Existing General Plan
(Highlighted)



LEGEND

General Plan Amendment Boundary

OS
BP

Open Space 17.00 acres
Business Park 93.04 acres
TOTAL ACRES: 110.04 acres

PROPOSED GENERAL PLAN AMENDMENT

AECOM

October 2014



Aerial Map

Made by the City of St. George GIS Department
 SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

November 6, 2014



Close-up - Aerial Map

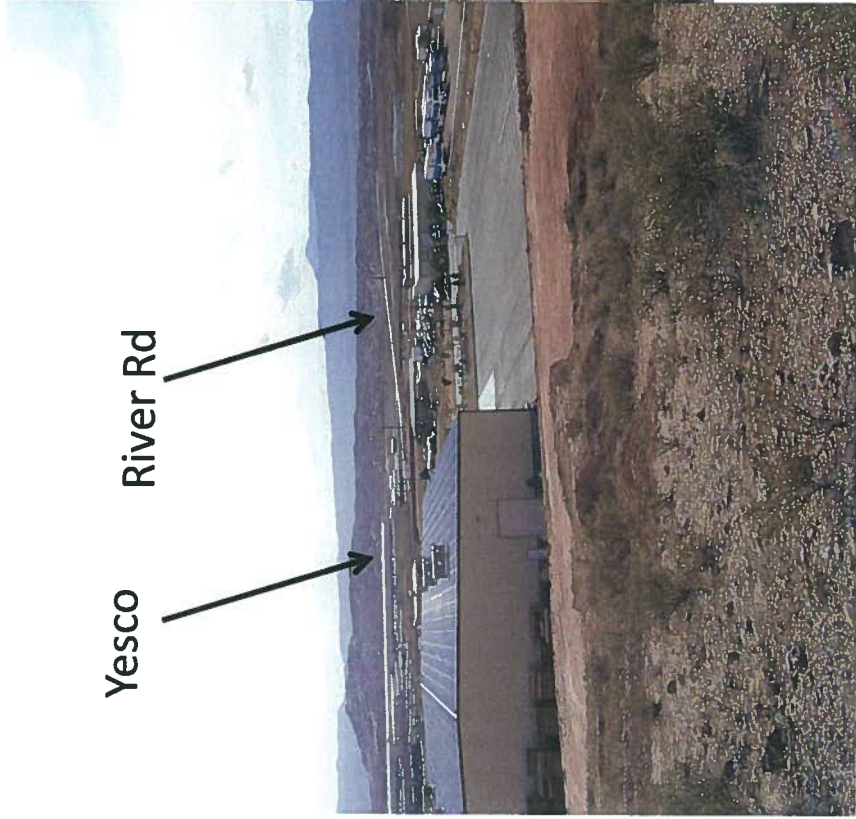
Made by the City of St. George GIS Department
SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

November 6, 2014



Yesco

River Rd



Looking out on the southern area

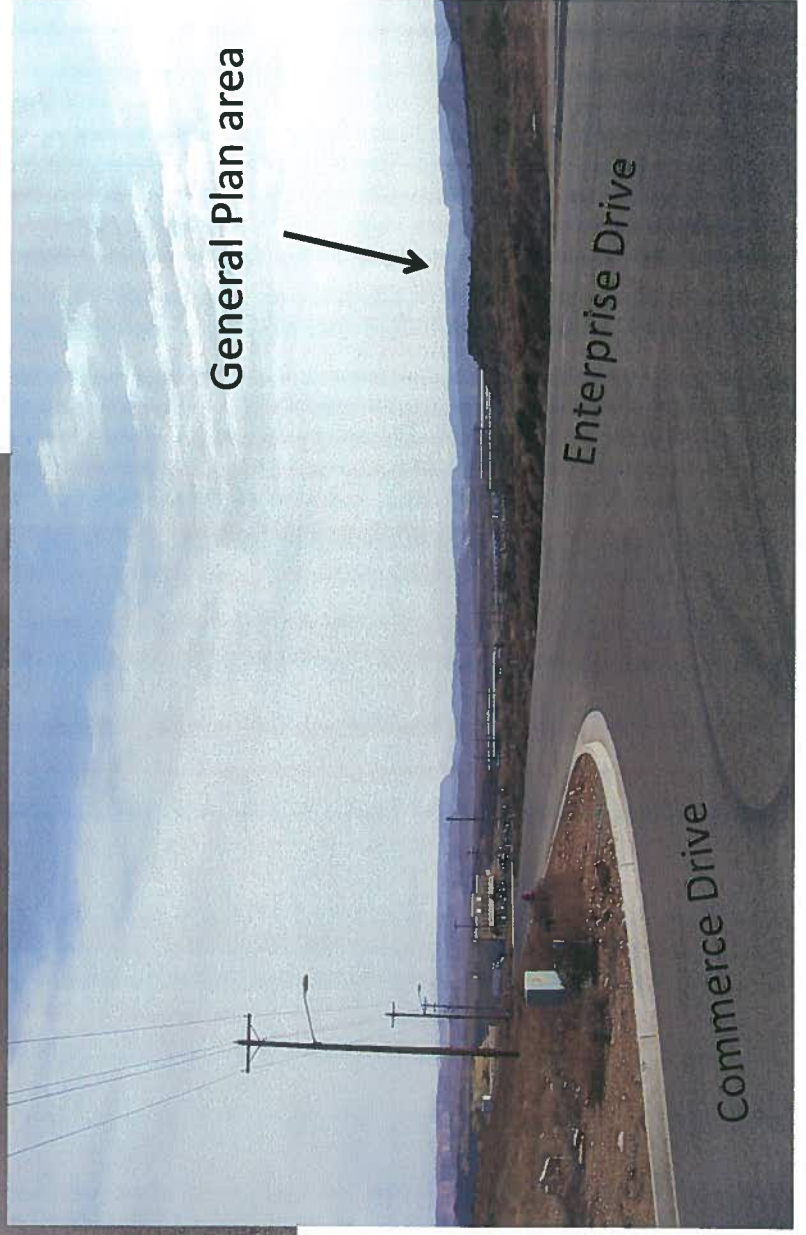
Pet Palace on
Commerce Dr



Commerce Drive

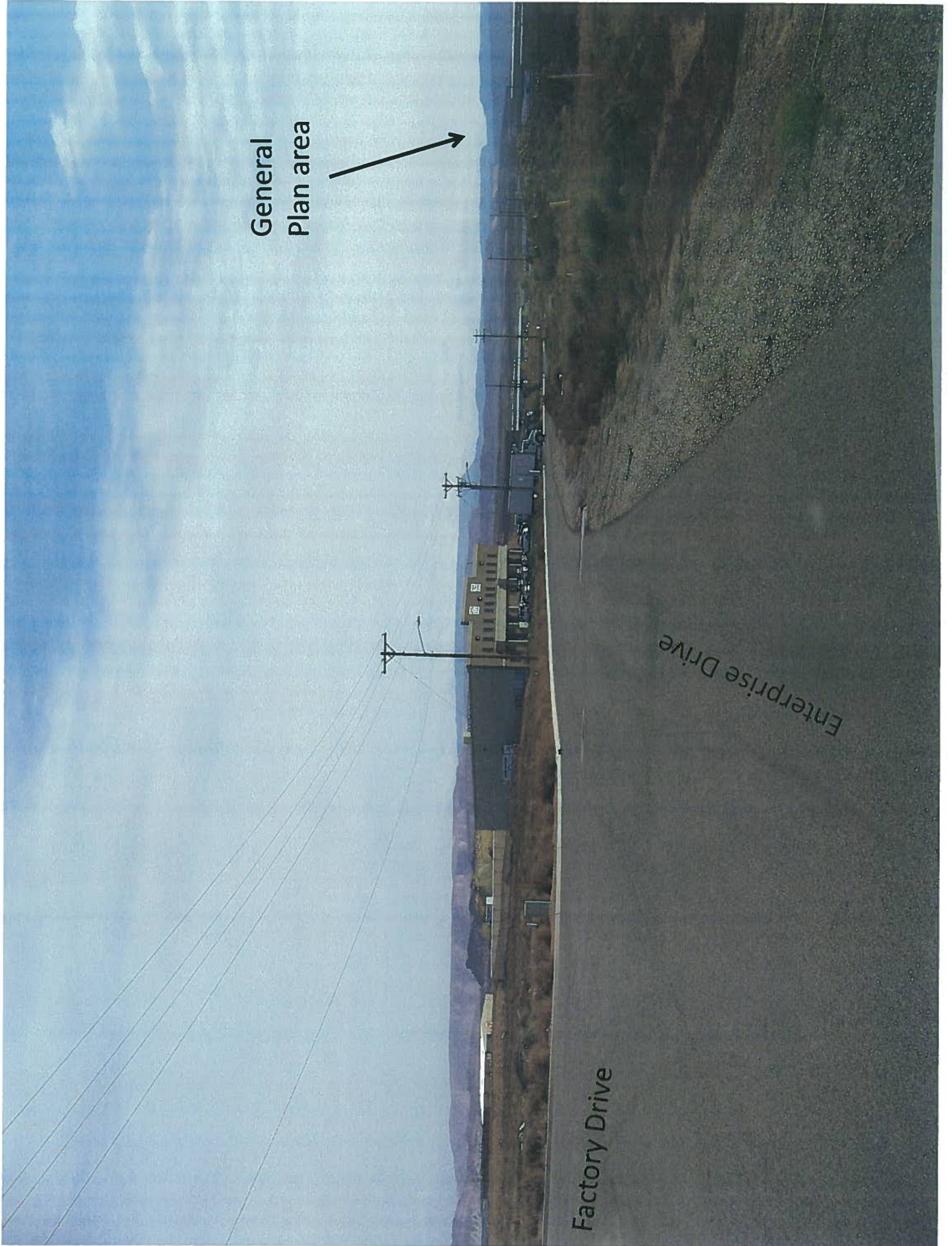


General Plan area



Commerce Drive

Enterprise Drive

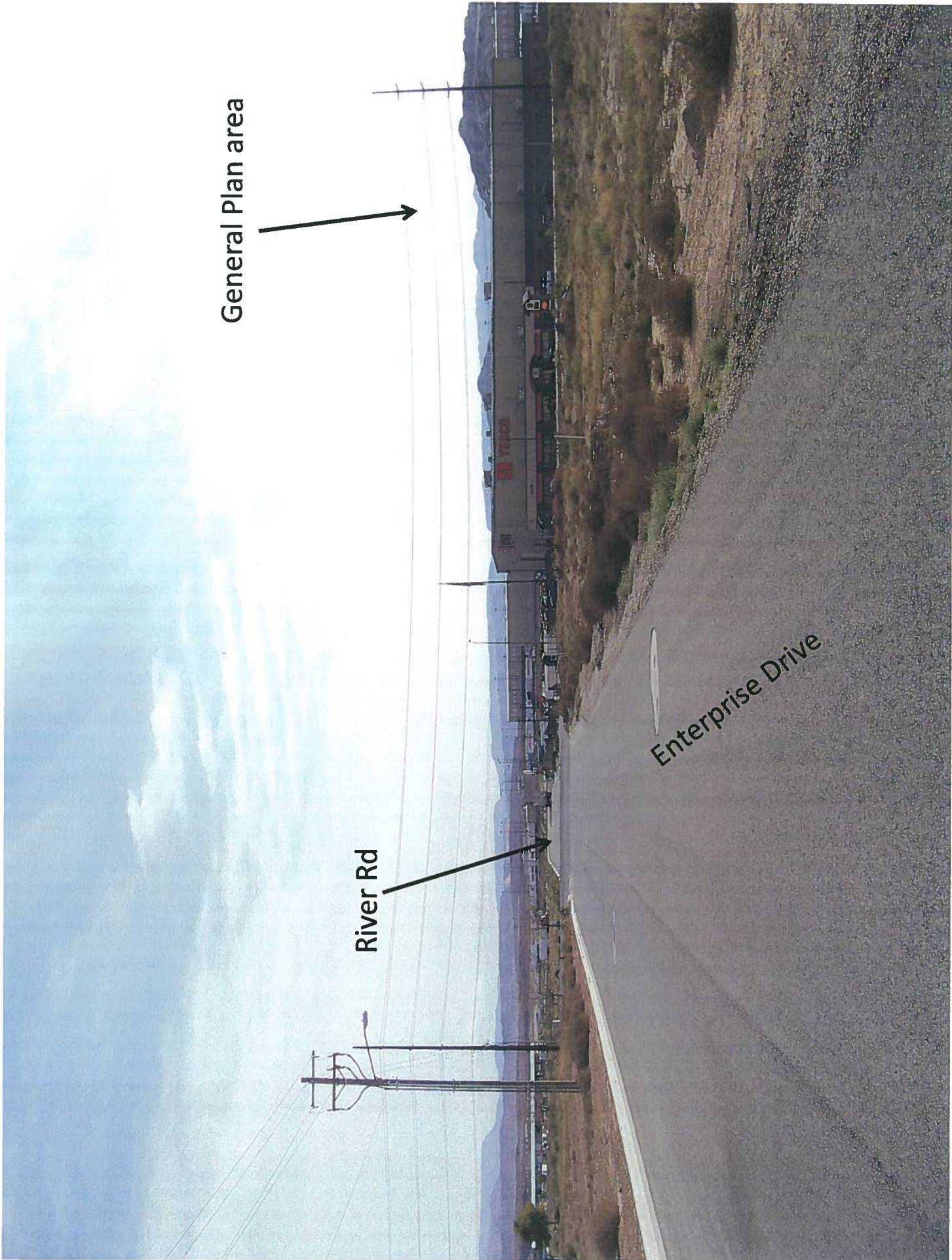


General
Plan area



Enterprise Drive

Factory Drive

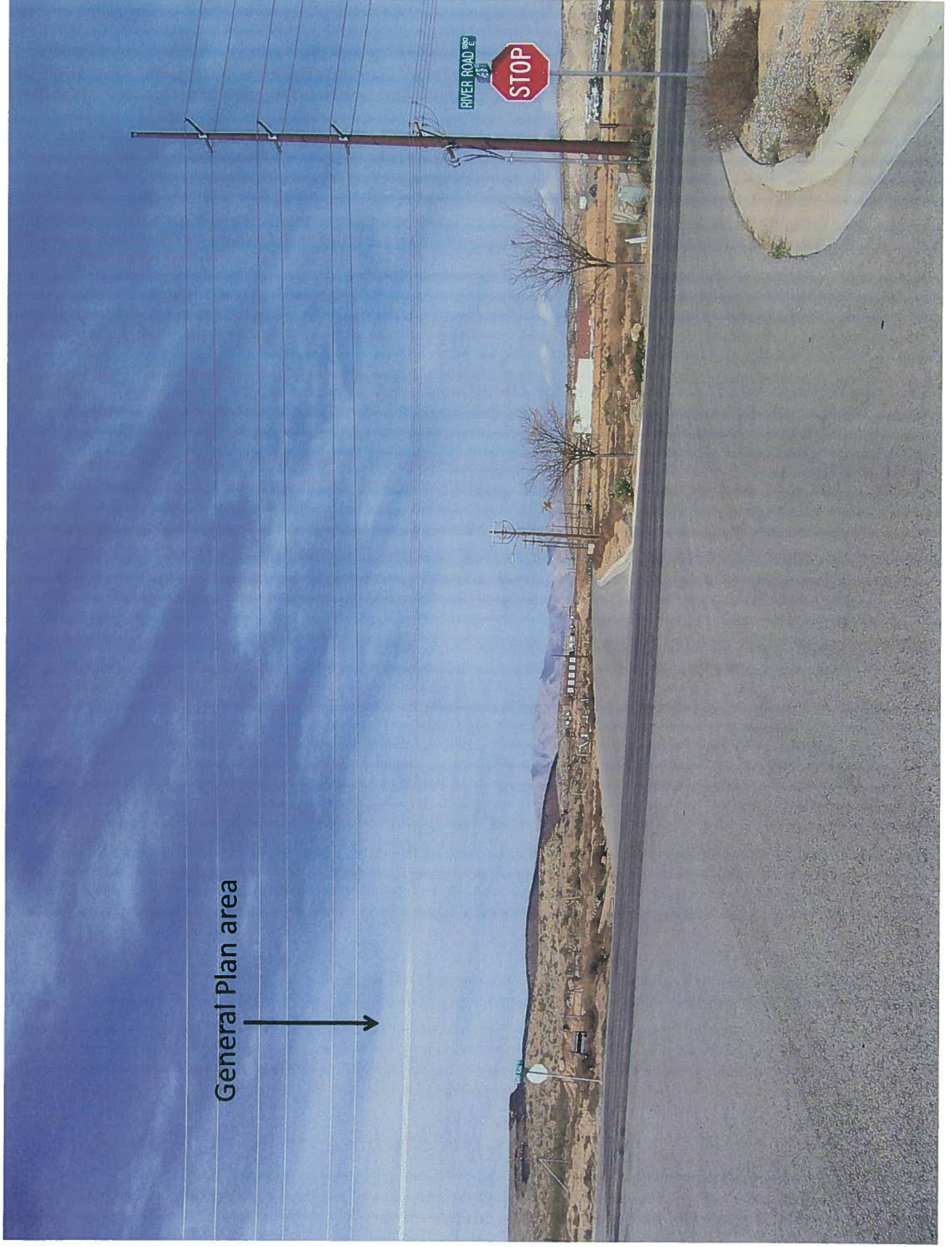


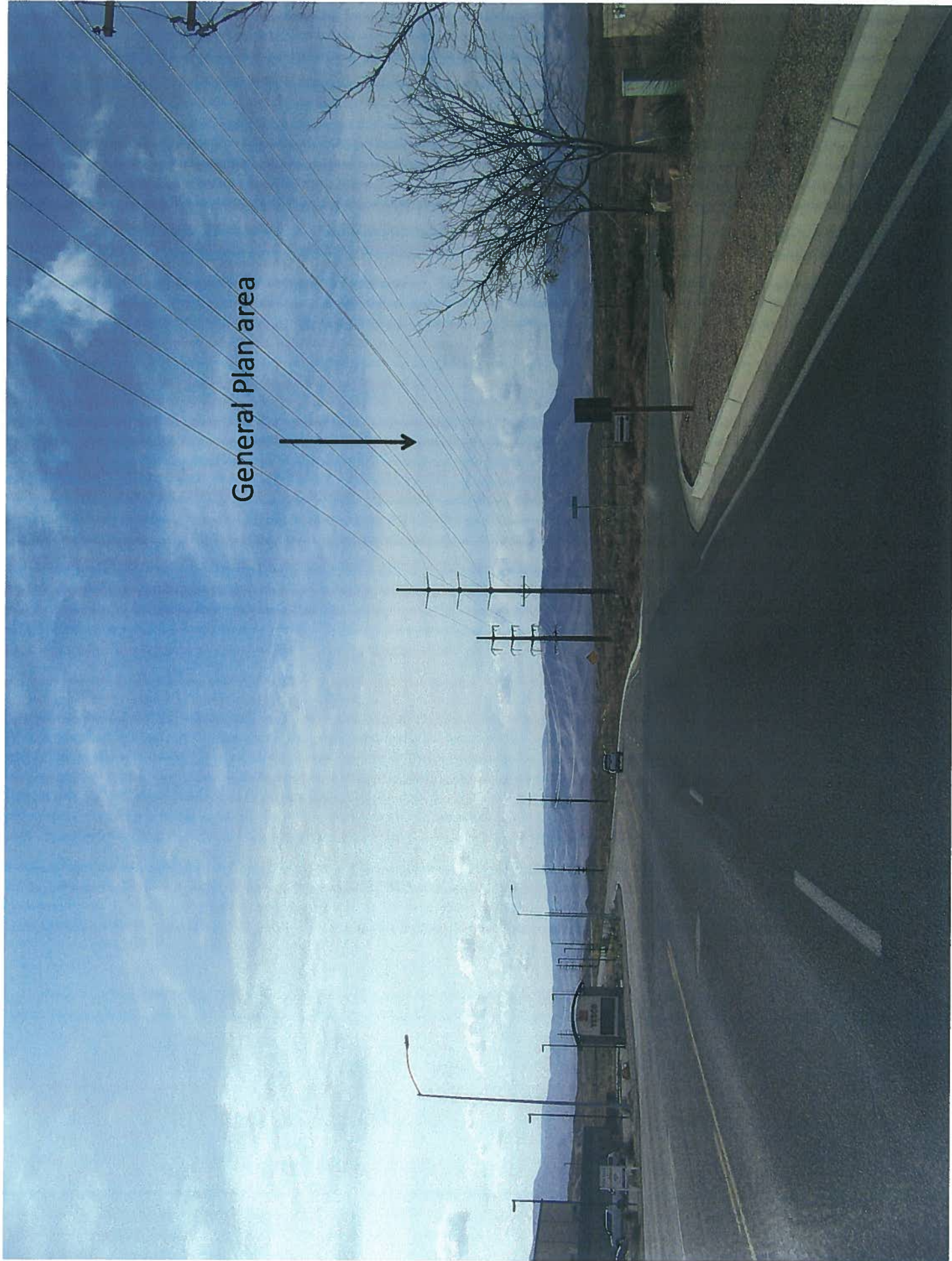
General Plan area

River Rd

Enterprise Drive

General Plan area





General Plan area

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 10, CHAPTER 6, SECTION 1, AIRPORT
ADVISORY BOARD.**

WHEREAS, The City of St. George (the "City") has built a replacement airport known as the St. George Municipal Airport (the "Airport"); and

WHEREAS, The City desires to continue to operate the Airport efficiently and in a manner that provides quality airport services to the flying public, including the commercial and general aviation patrons of the airport; and

WHEREAS, The City has determined that the creation of an Airport Advisory Board as a recommending body for certain airport purposes will provide beneficial input regarding the operation of the airport; and

WHEREAS, the City Council has determined that creation of an Airport Advisory Board is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this ordinance is hereby repealed.

Section 2. Enactment. Title 7, Chapter 6, Section 1 is enacted to read as follows:

AIRPORT ADVISORY BOARD

7-6-1: BOARD CREATED; GENERAL PROVISIONS:

A. There is hereby created an airport advisory board to assist the city in the operation of the airport as set forth in this chapter.

B. Definitions: For the purpose of this chapter the following words shall have the meanings as given in this section:

BOARD: The city airport advisory board.

BOARD MEMBER: A person appointed by the mayor with the approval of the city council, who is duly qualified and an acting, voting member of the board.

C. Creation of Board: The city airport advisory board is hereby created which shall consist of seven (7) appointed voting board members, no more than two (2) of whom may reside outside the boundaries of the city. The mayor, each council member, the Airport Manager, the city manager, the city attorney and the city public works director, or their designees, shall be ex-officio nonvoting board members.

D. Eligibility for Membership: To be eligible to be appointed as a board member a person must be:

1. Not less than twenty one (21) years of age; and
2. A resident of the state and, unless otherwise authorized by this chapter, a resident of the city.

E. Term; Expiration: All board members shall be appointed to serve for a four (4) year term unless the board member is appointed to fill the unexpired term of a former board member. Each board member's term of office shall expire on the first Monday in January. The initial terms for board members shall be as follows: two (2) for four (4) year terms; two (2) for three (3) year terms; two (2) for two (2) year terms; and one (1) for a one (1) year term.

F. Powers and Duties: The board is an advisory board to the mayor and city council. In that capacity, the board shall have the following powers and duties:

1. The power to recommend the establishment of such rules and regulations for the conduct of the board as the board members shall deem advisable. Such rules and regulations shall not be in conflict with this chapter or other applicable city policies, and city, state or federal law;
2. To recommend adoption of, or changes to, airport related rules and regulations, which the board deems in the public interest to advance, enhance, foster and promote air transportation at the airport and for the purpose of carrying out the objects of this chapter. Such rules and regulations shall not be in conflict with the terms of this chapter or any other city policies or ordinances, or state or federal law;
3. To recommend a plan for the operation of, and expansion projects for, the airport;
4. To make recommendations on broad matters of policy regarding the operation and management of the airport, excluding personnel matters, which may include the following:

- a. Expansion of the airport;
 - b. Timing of such expansion;
 - c. Determining the method of establishing rate structures for services or facilities furnished by the airport to the public or to any person, firm or corporation as well as for the leasing of space or facilities, or the granting of rights, privileges, or concessions at the airport;
 - d. The duration which will be allowed for each particular class of leases or granting of rights at the airport;
 - e. To make recommendations, as the need arises, on the public need for additional concessionaires, services or facilities at the airport;
 - f. Review and make recommendations on policies regarding all airport operations or activities that are major in nature and require policy determinations;
 - g. Review and make recommendations on policies regarding fiscal operation of the airport and any future improvements considering airport income and revenue so that the staging of major capital improvement projects are within the anticipated airport revenues and income projected in a conservative manner;
 - h. Review and make recommendations on matters of policy regarding rules and regulations, commercial operations and general aviation and matters of general public concern; and
5. To annually make recommendations to the city manager, in conjunction with the airport manager and the public works director on a budget for the operating and maintenance expenditures for the airport and to calculate the revenue necessary to provide funds for the operating and maintenance expenditures of the airport. The city manager shall prepare a final recommendation for the mayor and city council. The city council has final budget approval authority;
6. Assist the airport manager for the continuing orderly development and promotion of the airport in order to best serve the local and regional requirements for airport service.
- G. Removal of Board Member: Any board member may be removed at any time for any reason upon recommendation of the Mayor and consent of the council.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting in the manner required by law.

APPROVED AND ADOPTED by the City Council of the City of St. George, this ____ day of _____, 2014.

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

DRAFTAgenda Item Number : **5A**

Request For Council Action

Date Submitted 2014-10-10 17:03:40**Applicant** Industrial Brush Corporation**Quick Title** Resolution Approving Incentive Agrmt City & Industrial Brush Co.**Subject** Requesting Approval of an Incentive Agreement Between the City of St. George and Industrial Brush Corporation

Discussion The Agreement gives incentives to Industrial Brush Co. (IBC) to relocate its manufacturing facility from out-of-state to St. George, Utah. IBC designs, manufactures, and sells brushes for numerous industries. Real and personal property tax incentives will be given for 5 years. IBC is investing \$6,000,000 in its new manufacturing facility, and paying 23 employees wages and benefits equal to 175% of the Washington County average.

Cost \$0.00

City Manager Recommendation Great addition to our community. This type of value added manufacturing is exactly why we are allowed to use incentives in the Ft. Pierce business park. Recommend approval.

Action Taken**Requested by** Victoria Hales**File Attachments** [DOC044.pdf](#)**Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments****Attachments** [DOC044.pdf](#)

CITY OF ST. GEORGE, UTAH
RESOLUTION NO. _____

**A RESOLUTION APPROVING AN INCENTIVE AGREEMENT WITH
INDUSTRIAL BRUSH CORPORATION**

WHEREAS, the City desires to improve the economy of the community by bringing in new businesses and keeping those businesses in the community; and

WHEREAS, Industrial Brush Corporation designs, manufactures, and sells quality brushes for numerous industries, including for food processing, wood processing, and vehicle washing, as examples. It employs at least 23 qualified employees with an average annual wage and benefits equal to 175% of the local average; and

WHEREAS, Industrial Brush Corporation has the ability to continue to help the City economy, because it has purchased property, built a facility, and begun manufacturing at its facility in the City; and

WHEREAS, the City believes that entering into an Incentive Agreement to reduce Industrial Brush Corporation's tax requirements, in exchange for them continuing to operate in the City and to invest approximately \$6,000,000 into the local business, is in the best interest of the citizens of the City of St. George.

NOW, THEREFORE, BE IT RESOLVED by the St. George City Council:

The written Incentive Agreement with Industrial Brush Corporation and the tax incentives as set forth in it are hereby approved.

This resolution shall become effective immediately.

PASSED AND ADOPTED by the City Council of the City of St. George, this _____ day of _____, 2014.

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

INCENTIVE AGREEMENT BETWEEN THE CITY OF ST. GEORGE AND INDUSTRIAL BRUSH CORPORATION

This Incentive Agreement ("Agreement") is made and entered into as of this ____ day of _____, 2014, by and among the City of St. George, a municipal corporation and political subdivision of the State of Utah, (the "City"), the St. George Neighborhood Redevelopment Agency (the "Agency"), and Industrial Brush Corporation, a California corporation (the "Company"), collectively referred to herein as "the parties."

RECITALS

WHEREAS, pursuant to the Neighborhood Redevelopment and Renewal Agencies Act, formally codified as Utah Code sections 17B-4-101 *et seq.*, and subsequently renumbered as 17C-1-101 *et seq.* (hereinafter the "CDA Act"), the Agency was legally and duly established by ordinance of the City Council of the City of St. George; and

WHEREAS, the Agency has as a purpose the creation of additional employment opportunities in the City through the attraction and expansion of manufacturing and industrial development in the City; and

WHEREAS, pursuant to the CDA Act, formally codified as Utah Code sections 17B-4-401 through 410, the Agency established the Ft. Pierce Community Development Area #2 by way of resolution of its board and by way of ordinance of the City Council's adopting the Ft. Pierce Community Development Area #2; and

WHEREAS, pursuant to the CDA Act, Utah Code sections formally codified as 17B-4-1001 through 1011, the Agency may receive and use tax increment for the economic development of the City; and

WHEREAS, Company currently designs, manufactures and sells quality brushes for numerous industries. This includes brushes for food processing, wood processing, tractor-trailer wheel shields, and vehicle washing, as examples. Company has purchased property, built a facility, and has begun manufacturing at its facility in the Ft. Pierce Community Development Area #2, located within the municipal boundaries of the City; and



WHEREAS, Company's operations will significantly contribute to the local economic and tax base as well as provide 23 jobs with benefits in the City, with an average annual wage and an average employer-paid contribution for employee benefits equal to 175% of the Washington County average; and

WHEREAS, the City has determined that no similar manufacturing business currently located within the City competes with Company for the same market, that Company manufactures or produces a value-added product, and that the market for the product produced is primarily outside of Washington County; and

WHEREAS, Company's investment at its facility in the Ft. Pierce Community Development Area #2, located within the municipal boundaries of the City St. George, including the land, building, and equipment, will total approximately \$6,000,000.00; and

WHEREAS, Company desires to receive incentives from the City in order to locate its manufacturing facility in the City; and

WHEREAS, the City desires to provide Company a financial incentive (the "Real and Personal Property Tax Incentive") to locate its manufacturing facility in the City; and

WHEREAS, the City and Company have arranged between them for an incentive for locating said manufacturing facility within the City which the parties desire to reduce to writing.

AGREEMENT

NOW, THEREFORE, the parties mutually covenant and agree as follows:

1. Compliance with Real and Personal Property Tax Incentive Requirements.
Company agrees that it shall employ at least twenty-three (23) Qualified Employees at Company's St. George manufacturing facility in order to be eligible for the Real and Personal Property Tax Incentive. A "Qualified Employee" is defined as a permanent full-time position, created at a proximate time to the date of this Agreement, whose primary assignment and duties are in Company's St. George manufacturing facility and whose legal residence is located within the boundaries of Washington County, Utah, and required to work at least thirty-two (32) hours per week with an average annual wage and an average employer-paid contribution for employee benefits equal to 175% of the Washington County



average, for the Term of this Agreement. Company also agrees that its total investment in the Property shall be no less than \$6,000,000.00.

2. Connection Fees and Other Fees. It is not the intent of the City to waive any fees lawfully adopted by the City. Company shall owe and be responsible to pay to the City all applicable connection fees, license fees, and other fees lawfully adopted by the City.
3. Real and Personal Property Tax Incentive. Company shall be eligible to receive the Real and Personal Property Tax Incentive in the form of an annual cash payment from the City in an amount equal to the amount of all new real and personal property taxes above the base year of 2014 (the "Taxes") paid on the property located at 763 E. Commerce Drive, St. George, Utah, 84790, as described in Exhibit "A" (the "Property"), as set forth below.
 - i) Year One: 80% of the Taxes paid in tax year one;
 - ii) Year Two: 80% of the Taxes paid in tax year two;
 - iii) Year Three: 80% of the Taxes paid in tax year three;
 - iv) Year Four: 80% of the Taxes paid in tax year four;
 - v) Year Five: 80% of the Taxes paid in tax year five.

Company shall receive this payment for a period of five (5) tax years after the Date of Occupancy, beginning with the first full tax year after the Date of Occupancy.

4. Date of Occupancy. The "Date of Occupancy" shall be defined as the date Company occupies the Property or the date manufacturing operations began at the Property, whichever is later, provided however that the Date of Occupancy shall not be later than twelve (12) months after the date of this Agreement. Company shall notify the City in writing within ten (10) business days of the date this Agreement specifying when the Property was occupied and the date manufacturing operations began at the Property.



5. Reimbursement of Taxes and Certification Procedure. Company shall submit a written request for reimbursement to the City along with evidence of the Taxes assessed on the Property described in Exhibit "A" and paid to Washington County no later than twelve (12) months from the date on which the Taxes were paid, along with supporting documentation as deemed reasonably necessary by the City Budget Manager to verify compliance with this Agreement. Company shall also submit a written certification that the "Real and Personal Property Tax Incentive Requirements" of paragraph 1 of this Agreement have been met for the entire tax year for which reimbursement is sought.

The City shall reimburse Company within sixty (60) days of the City's receipt of evidence of the Taxes paid on the Property described in Exhibit "A" from the Washington County Assessor, unless the City Budget Manager requires additional information. Any request for additional information shall be made in a timely manner after receipt of Company's reimbursement request. The parties agree that the City has the right to audit the information supplied by Company and Company agrees to cooperate fully in any such audit.

6. Continuous Operation. It is the parties' understanding that Company shall purchase land, construct a facility, occupy the Property, and continuously operate a manufacturing facility in the Ft. Pierce Community Development Area #2, located within the municipal boundaries of the City St. George, for the full Term of this Agreement (as defined in Section 10 of this Agreement). The City shall be relieved of any and all obligations under this Agreement if Company fails to construct and begin lawful operation of a manufacturing facility in the Ft. Pierce Community Development Area #2 within twelve (12) months of the execution of this Agreement.

If at any time, during the Term of this Agreement, Company ceases continuous operation of its manufacturing facility in the Ft. Pierce Community Development Area #2 for a cumulative period exceeding thirty (30) days during any tax year in which the Real and Personal Property Tax Incentive is requested, Company shall be deemed to have breached this Agreement, and the City shall be relieved of any and all remaining obligations under this Agreement from the date of such cessation of operation. In addition, if Company ceases continuous operation before the completion of any tax year within the Term of this Agreement, the City shall not be required to make any partial or pro-rated payment to Company pursuant to the terms of this Agreement.

7. Employment Records. Company shall keep and maintain payroll records and books, as may be reasonably necessary to reflect and disclose fully the number of Qualified Employees employed as required in this Agreement as well as the salary and benefits paid during each year for which reimbursement is sought. All the payroll records and related books and documents shall be made available for inspection, copying, audit and examination at all reasonable times by any authorized representative of the City for purposes of verifying compliance with



the terms of this Agreement. City must provide ten (10) business days written notice before gaining access to such records.

8. Governing Law and Venue. This Agreement shall be construed according to the laws of the State of Utah. The parties agree that venue for all legal actions, unless they involve a cause of action with mandatory federal jurisdiction, shall be the Fifth District Court for the State of Utah. The parties further agree that the Federal District Court for the District of Utah shall be the venue for any cause of action with mandatory federal jurisdiction.

9. Notices. All notices required herein, and subsequent correspondence in connection with this agreement shall be mailed to the following:

City of St. George
Attn: Budget Manager
175 East 200 North
St. George, Utah, 84770

Industrial Brush Corporation
Attn: John Cottam, President
763 East Commerce Drive
St. George, Utah, 84790

Such notices shall be deemed delivered following the mailing of such notices in the United States mail. Adequate notice shall be deemed given at the addresses set forth herein unless written notice is given by either party of a change of address.

10. Term. The Term of this Agreement shall be for five (5) full tax years from the Date of Occupancy as defined in Section 4 of this Agreement.

11. Successor Parties. This Agreement shall be binding upon the heirs, assigns, receivers, or successors in interest of the parties.

12. Entire Agreement. This Agreement constitutes the entire agreement of the parties with respect to the subject matter contained herein and supersedes any prior such agreements. There are no other agreements, written or oral, except as specifically provided herein.

13. Counterparts. This Agreement may be executed in counterparts each of which shall be an original and shall constitute one and the same agreement.

14. Maximum Incentive. In no manner shall the incentive available under this Agreement exceed the amount of the Taxes collected from the property described in Exhibit "A" for the Term of this Agreement.

15. No Joint Venture. Nothing in this agreement is intended to, or shall be deemed to, constitute a joint venture or partnership between Industrial Brush Corporation, the City, and/or the Agency.

WITNESS the hands and seals of the parties, the month, day and year first written above.

CITY OF ST. GEORGE

Industrial Brush Corporation

Jonathan T. Pike, Mayor and
Chairman, St. George
Neighborhood Redevelopment Agency

John Cottam
Title: John Cottam, President

ATTEST:

Christina Fernandez, City Recorder

Approved as to form:

Shawn M. Guzman, City Attorney

EXHIBIT A

All real and personal property on a parcel of land located in the Ft. Pierce Community Development Area #2, located within the municipal boundaries of the City St. George, Washington County, Utah, which land is described as:

Beginning at a point North $1^{\circ}10'51''$ East 1384.51 feet along the Section Line and North $90^{\circ}00'00''$ West 279.16 feet from the West Quarter Corner of Section 20, Township 43 South, Range 15 West, Salt Lake Base and Meridian and running thence North $33^{\circ}20'40''$ West 675.33 feet; thence North $54^{\circ}35'35''$ East 426.75 feet; thence South $35^{\circ}09'07''$ East 626.40 feet; thence South $47^{\circ}15'29''$ West 259.94 feet to the point of a 2000.00 foot radius curve to the right; thence Southwesterly through a central angle of $5^{\circ}28'33''$ and along the arc of said curve 191.14 feet to the point of beginning.



DRAFTAgenda Item Number : **6A**

Request For Council Action

Date Submitted 2014-11-24 10:19:39**Applicant** Philip Peterson**Quick Title** Fiscal Year Audit Report**Subject** The June 30, 2014 audit report**Discussion** The audit report will be handed out at the council meeting. No action is required except acceptance. Steve Palmer with HintonBurdick CPAs will make a short presentation.**Cost** \$0.00**City Manager Recommendation** Annual audit presentation. We have to submit to the State prior to the end of the year. Another clean audit thanks to our Finance Director, Philip Peterson.**Action Taken****Requested by** Philip Peteson**File Attachments** [COMPLETE CAFR 11-25-2014.pdf](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [COMPLETE CAFR 11-25-2014.pdf](#)

DRAFTAgenda Item Number : **6B**

Request For Council Action

Date Submitted 2014-11-19 17:04:13**Applicant** Jessica Rivera**Quick Title** Local Consent for Full Service Restaurant License**Subject** Applicant requests local consent for a Full Service Restaurant License. This is for Peppers Cantina 0317, located at 1812 W Sunset Blvd #5. Ms. Rivera also has a alcohol license for the peppers cantina in the Bloomington Courtyard. Applicant has met all requirements.**Discussion****Cost** \$0.00**City Manager Recommendation** Another location for Peppers Cantina at 1812 W. Sunset Blvd.#5. Applicant has an existing locations with a license in the Bloomington Courtyard. Meets all the requirements recommend approval.**Action Taken****Requested by** Shiloh Kirkland**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

BEER LICENSE APPLICATION

CITY OF ST GEORGE
BUSINESS LICENSE OFFICE
175 EAST 200 NORTH, ST GEORGE, UT 84770
435-627-4740

(This application must be accompanied by an Applicant's Questionnaire and satisfactory fingerprint cards)

Applicant must be the owner/operator. If the owner is a corporation, the applicant shall be the corporation's agent; if the owner is a partnership; the applicant shall be a general partner of the partnership.

Please print or type

1. Applicant's Name Jessica Rivera
First Middle Last

Corporation or partnership name, if applicant is an agent. _____

2. Name under which business will be operated (If different from name of applicant, corporation or partnership) Peppers Cantina 0317, LLC
First Middle Last

3. Location of Business 1812 W Sunset Bl. #5

4. Mailing address (If different from location of business)

321 N. Mell Dr St George UT 84790
Address City State Zip

5. If party who will manage the business is different from the applicant; please provide the name and address of the managing party.

First Middle Last

Address City State Zip

6. If a corporation, list below or attach on a separate sheet, the names and addresses of the corporation's principal officers and any stockholders who own 10 % or more of the corporation. If a partnership, list the names and addresses of the other general

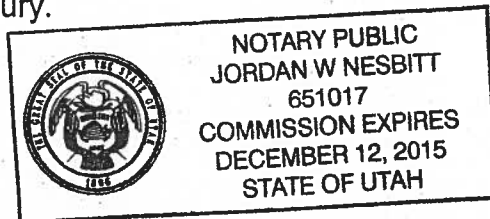
Applicant Signature Jessica Rivera Date 11.18.14

STATE OF UTAH)
) ss.
County of Washington)

I, Jessica Rivera being first duly sworn, depose and say the foregoing questionnaire is in all respects true and correct, to the best of my knowledge and belief and that I am the above named applicant. I understand that any false information constitutes perjury.

SUBSCRIBED AND SWORN TO before me this
18th day of November 2014

John W. Nestor
Notary Public



My Commission Expires 12/12/2015

If applicant is an agent for the corporation or partnership, an officer using the authority to do so, or the other general partners, will indicate the desire of the corporation or partnership to have the above –named applicant hold the beer license in his (her) name as the agent for the benefit of the corporation by affixing his (her) signature here, and he (she) further certifies that by signing this application he (she) is duly appointed, authorized and acting agent of the corporation or general partner of the partnership.

Name	Title	Date
------	-------	------

APPLICANT'S QUESTIONNAIRE FOR BEER LICENSE

CITY OF ST GEORGE
BUSINESS LICENSE OFFICE
175 EAST 200 NORTH, ST GEORGE, UT 84770
435-627-4740

NOTE: All questions must be answered completely or the application will not be considered.
Two classifiable fingerprint cards are required of all applicants, to be taken by a bona fide law enforcement agency.

Please print or type

1. Full Name of Applicant Jessica Rivera
First Middle Last
2. Applicant Social Security No. _____
3. Business Name Peppers Cantina 0317, LLC
4. Location of Business 1812 W. Sunset Bl Ste 5
5. Business Phone Number 435-215-6499
6. Home Phone Number _____ Cell Number 435-215-9084
7. Are you a citizen of the United States or registered alien? YES
Please provide proof
8. Full Name of Spouse: Richard Rivera ~~_____~~
First Middle Last Maiden
9. Have you at any time been convicted of a felony in any court in the U.S.? No
If so, please give particulars –state, city, dates, etc. _____
10. Have you been convicted or pled guilty at any time to a law violation involving beer or alcoholic beverages? No If so, please provide particulars – state, city, dates, etc. _____
11. Give particulars of your employment or business you engaged in during the past five years. Please provide starting dates, position or business; employer's name and address of business. If unemployed part of the time, so state, giving place of residence. (Please submit additional sheet if necessary)
Peppers Cantina Mgmt

*need local Consent
and L.A. T. Peppers Cantina LLC

12. Who owns the real estate where this business is located?

Larry Belliston

13. If premises are leased, state whether leased from owner or subleased from prior lessee. Owner

14. Do you own the fixtures at this location? yes If not, please provide the name and address of the owner _____

15. If you own the fixtures at this location, state the investment which you have in fixtures and equipment \$ 75,000

16. How close is the nearest **Church** to the proposed business location? 1.4 miles - 2000 ^{Feet}

Nearest **School**? 5300 11089 ^{In Feet} Nearest **Park**? 2500 ^{In Feet}

Nearest **Public Library** 5100 4435 ^{In Feet}

Nearest **Residential Treatment Facility** 5001 ^{In Feet}

17. Will you serve food? yes If so, please provide a sample menu.

18. Has a license covering any place in which you had a financial interest ever been revoked or suspended? no If so, please provide particulars, dates, name of individual to whom the license was issued. _____

19. If you will be employed or otherwise occupied other than this business, state how much time you will spend at the other occupation or employment. 50%

20. How much time do you spend in the business represented in this application? 50%

21. Please provide the name(s) of the person(s) to be in charge of this business during any time that you may be away from the premises.

First Robert Middle _____ Last Tompson

Home address 321 N. Mellon ⁴²²² City St George State Ut Zip 84790

22. Are you familiar with the City of St George ordinance regulating the sale of beer and alcoholic beverages? yes

23. Have you ever held a beer or liquor license in Utah? YES If so, please provide dates and the address of the establishment. Feb 2011 ST George UT

24. Have you ever held a beer or liquor license in other states? NO
If so, please provide the state, date and address of the establishment.

25. Have you ever been employed in an establishment in Utah which sells beer? NO
Please provide the date and address of establishment

General remarks: Please provide information which you believe will help the City Council to make a decision upon your application.

Jessica Rivera.
Authorized Applicant Signature

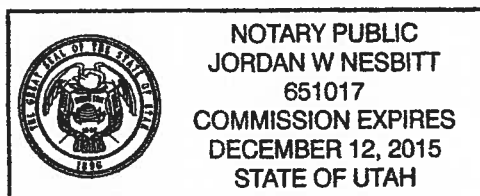
11.18.14
Date

STATE OF UTAH)
) ss.
County of Washington)

I, Jessica Rivera being first duly sworn, depose and say the foregoing questionnaire is in all respects true and correct, to the best of my knowledge and belief and that I am the above named applicant. I understand that any false information constitutes perjury.

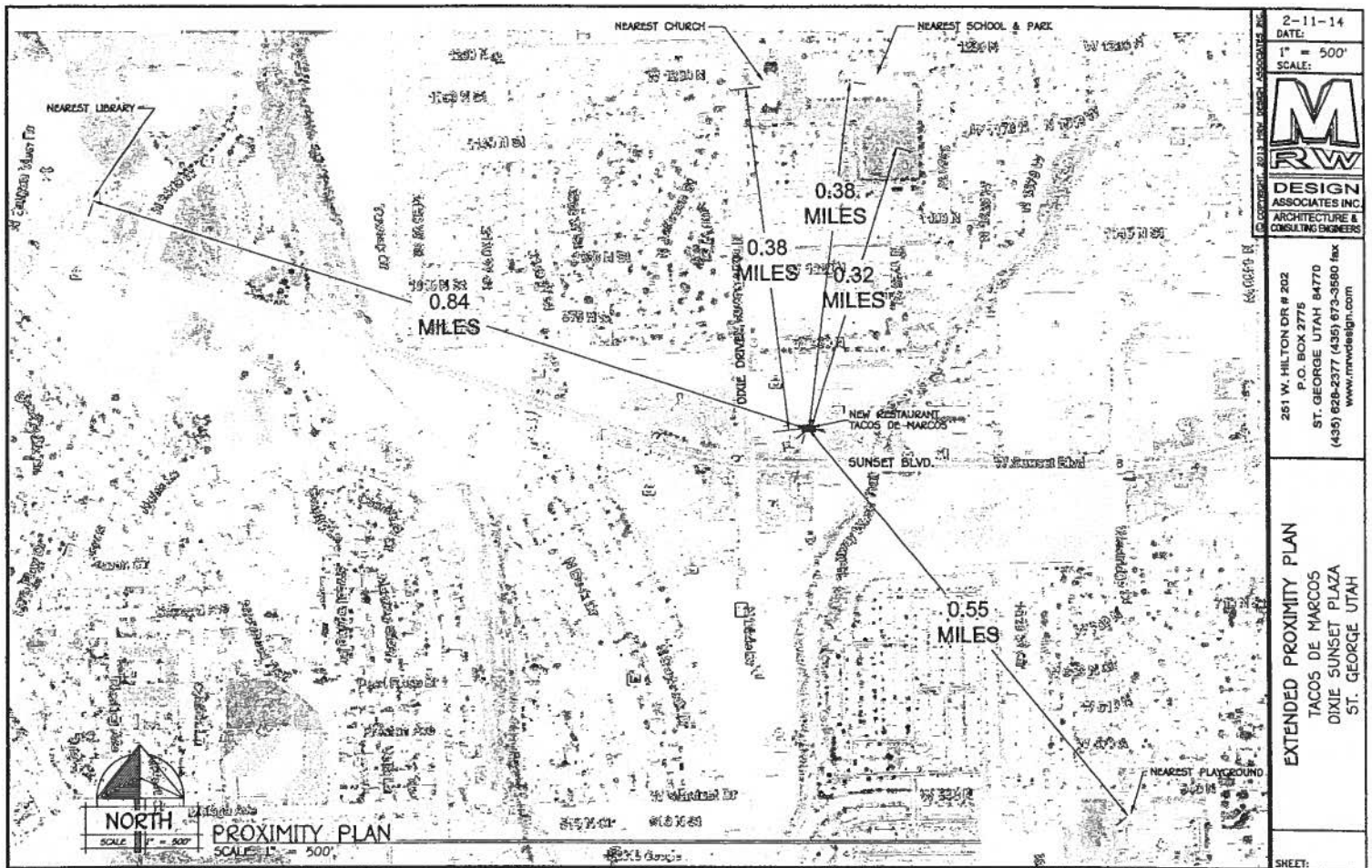
SUBSCRIBED AND SWORN TO before me this
18th day of November 2014.

Jordan W. Nesbitt
Notary Public



My Commission Expires 12/12/2015.

Nearest Library - 4435 Ft
 Nearest Church - 2006 Ft
 Nearest School - 1689 Ft
 Nearest Park - 2006 Ft
 Nearest playground - 2904 Ft





NEAREST CI

NEAREST LIBRARY

1200 N St

1100 N St

1100 N St

1000 N St

1000 N St

1000 N St

1000 N St

1000 N St

1000 N St

1000 N St

0.84
MILES

1000 N St

1000 N St

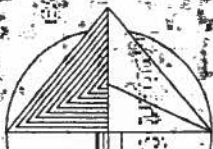
1000 N St

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NORTH

SCALE 1" = 500'

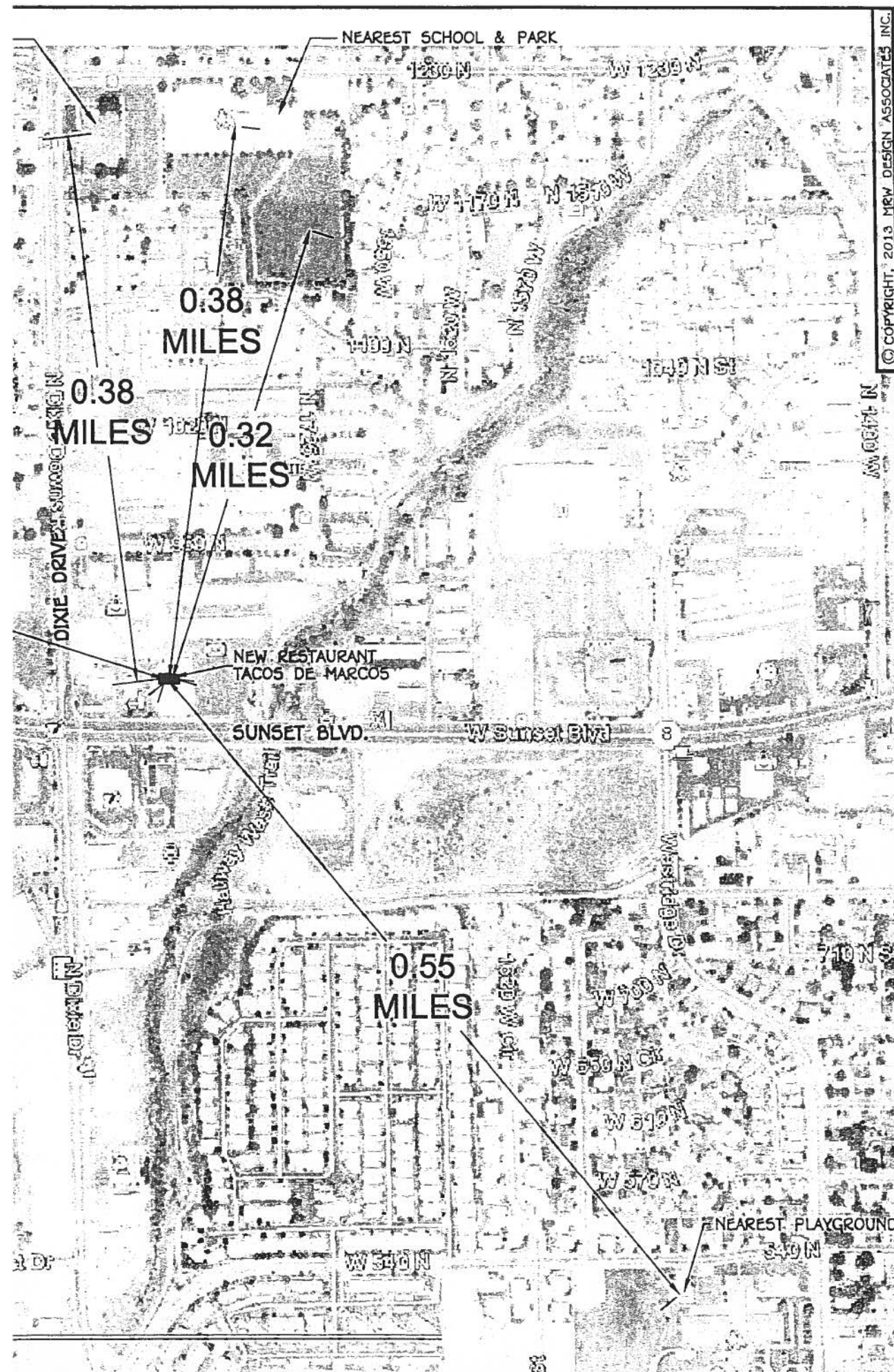
PROXIMITY PLAN

SCALE 1" = 500'

1000 N St

1000 N St

1000 N St



© COPYRIGHT, 2013 MRW DESIGN ASSOCIATES INC.

2-11-14
DATE:

1" = 500'
SCALE:



**DESIGN
ASSOCIATES INC**
**ARCHITECTURE &
CONSULTING ENGINEERS**

251 W. HILTON DR # 202
P.O. BOX 2775
ST. GEORGE UTAH 84770
(435) 628-2377 (435) 673-3580 fax
www.mrwdesign.com

EXTENDED PROXIMITY PLAN

TACOS DE MARCOS
DIXIE SUNSET PLAZA
ST. GEORGE UTAH

SHEET:

Date: 2/4/14

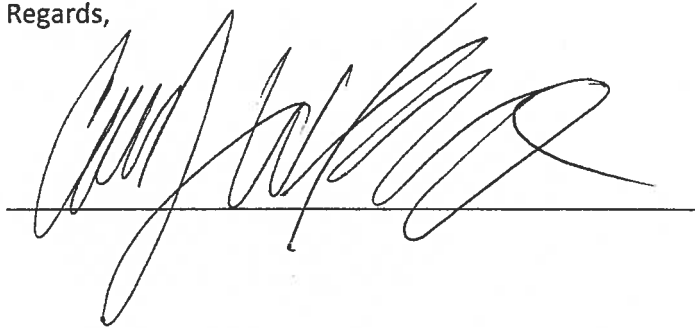
NAME: Cory Travers

Address: 3316 Foreway Rd

St George UT
84790

I, Cory Travers, personally know Jessica Rivera, find her to be of good moral character and in my opinion is fit and proper to be granted a beer license.

Regards,



Date: 2/4/14

NAME: Rosaura Osorno

Address: 600W 2450E

#208st George UT
84790

I, Rosaura Osorno, personally know Jessica Rivera, find her to be of good moral character and in my opinion is fit and proper to be granted a beer license.

Regards,

Rosaura Osorno

Date: 2/18/14

NAME: Ashley Cooper

Address: 3712 E 300 S. #16
St. George, UT
84770

I, Ashley Cooper, personally know Jessica Rivera, find her to be of good moral character and in my opinion is fit and proper to be granted a beer license.

Regards,

Ashley Cooper

Date: 2/16/11

NAME: PRISCILLA TAYLOR

Address: 660 E. SPRING CIR.
WASHINGTON, UT 84780

I, PRISCILLA TAYLOR, personally know Jessica Rivera, find her to be of good moral character and in my opinion is fit and proper to be granted a beer license.

Regards,



Date: 2/4/2014

NAME: Aidan Plant

Address: 1070 N How

#3

St George UT 84770

I, Aidan Plant, personally know Jessica Rivera, find her to be of good moral character and in my opinion is fit and proper to be granted a beer license.

Regards,

Aidan Plant

Jan 31, 2014

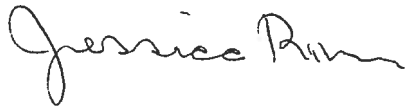
St George City

175 E 200 N

St George, UT 84770

RE: Consent

I, Jessica Rivera, will permit any authorized representative of the City or any Law Enforcement Officer an unrestricted right to enter the licensed premises.

A handwritten signature in black ink, appearing to read "Jessica Rivera". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

Jessica Rivera

Tacos de Marcos, LLC

BEER

On tap*

16 oz. \$3.00

25 oz. \$5.00

Pitcher of Beer \$10.00

Blue Moon, Bud Light, Dos Equis Lager,
Cut Throat Pale Ale, Polygamy Porter,
Wasatch Apricot Hefeweizen

Bottled \$3.00

Budweiser, Bud Light, Coors, Coors Light,
Michelob Ultra, Miller Lite

Tecate & Dos Equis \$3.50

Corona, Pacifico & Negra Modelo \$4.00

Non-alcoholic \$3.00

WINE

By the glass \$5.00

By the bottle \$20.00

Cabernet, Chardonnay, Merlot,
Pinot Grigio, Zinfandel

MIXED DRINKS

AMF \$9.50

Amor on the Beach \$8.00

Bloody Mary \$7.50

Jager Bomb \$7.00

Jager Smart Bomb \$7.00

Long Island \$9.00

Pineapple Dive \$9.00

Pineapple Splash \$7.00

Tequila Sunrise \$7.00

* Selections of tap beer subject to change

Ask your bartender about
Peppers Cantina's homemade
Sangrita Chaser,
guaranteed to erase the effect
of any tequila shot.
IT'S FREE!

FROM THE BAR

PEPPERS MARGARITAS

All Margaritas are hand-shaken with 100% Agave nectar, fresh lime and lemon with Patron orange liqueur and served over ice.

House Margarita (Sauza Tequila) \$6.00

1800 (1800 Silver Tequila) \$8.00

Patron Silver Tequila \$9.00

Don Julio Silver Tequila \$11.00

* All Tequilas are 100% Agave white



**TREAT
YOURSELF!**

TOP SHELF
PATRON • DON JULIO

LIQUOR

Sauza Tequila Silver \$5.00

1800 Silver \$6.00

Patron Tequila Silver \$5.00

Don Julio Tequila Silver \$10.00

Absolut Vodka \$5.50

Bacardi Rum \$5.00

Crown Royal \$6.00

Jack Daniels \$5.00

Jagermeister \$5.00

Malibu \$5.00

Tanqueray Gin \$5.00



PEPPERS OCEAN PLATES

If you like spicy, just say so and we'll take care of the rest. All specialty dishes are served with rice and beans, lettuce, tomatoes and sour cream.

Camarones Rancheros \$14.95

Shrimp sauteed in butter, garlic, onions, bell peppers and ranchero sauce. Served with your choice of fresh corn or flour tortillas.

Add Pollo Asado or Carne Asada \$17.95

Camarones al Diabla (Very Spicy!) \$18.95

Shrimp sauteed in a spicy red chile sauce with a tang of orange. Served with your choice of fresh corn or flour tortillas.

Add Pollo Asado or Carne Asada \$18.95

Shrimp Enchiladas \$13.95

Sauteed shrimp rolled in two (2) corn tortillas, topped with red or green enchilada sauce and melted cheese.

Shrimp Tacos \$13.95

Two (2) shrimp tacos, grilled and topped with fish sauce, cabbage, radish and cilantro.

Fish Enchiladas \$12.95

Sauteed tilapia rolled in two (2) corn tortillas, topped with red or green enchilada sauce and melted cheese.

Fish Tacos \$9.95

Two (2) fish tacos (fried or grilled) topped with our own fish sauce, cabbage, radish and cilantro.

BEVERAGES

Free refills.

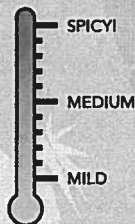
Soft Drinks

Coke, Diet Coke, Sprite, Pink Lemonade, Root Beer, Dr. Pepper, Diet Dr. Pepper, Iced Tea

Cherry Iced Tea

Shirley Temple

Roy Rogers



PEPPERS CHICO PLATES (KIDS' PLATES)

Served with rice and beans or french fries, and a small drink. Ages 12 and under only.

Chicken Tenders \$5.95

Bean and Cheese Burrito \$4.95

Rice and Beans (Only includes small drink) \$3.95

Cheese Quesadilla \$4.95

Soft Taco (Beef or Chicken) \$4.95

Cheese Enchilada \$4.95

Besito \$5.95

Small Beso chimi stuffed with cheese and fried to perfection.

SIDES

Beans \$1.95

Rice \$1.95

Guacamole \$1.95

Sour Cream \$0.95

Corn Tortillas (3) \$0.95

Homemade Flour Tortillas \$0.95

(1 large or 3 small)

Pico de Gallo \$1.95

French Fries \$2.95

Grilled Jalapeño \$0.95

DESSERTS

Fried Ice Cream \$3.95

A thinly layered crust surrounds this scoop of Vanilla ice cream, fried to perfection. Topped with Chocolate or Caramel, whipped cream and a cherry!

Warm Sopapillas \$4.95

One (1) fried pillow pastry with caramel and chocolate and topped with whipped cream.



CATERING AVAILABLE

(435) 215-6499

"Make it Different
Make it GOOOOD!"

GREEN PLATE

Substitute a side salad for rice and beans on any dish



GREEN PLATE

Substitute a side
salad for rice and
beans on any dish

CANTINA QUESADILLAS

Large homemade flour tortilla folded with your choice of filling, served with sour cream, beans and rice on the side.

Shredded Chicken	\$8.95
Vegetables	\$8.95
Carne Asada (Grilled Steak)	\$9.95
Pollo Asado (Grilled Chicken)	\$9.95
Cheese	\$7.95
Shredded Beef	\$8.95
Shrimp	\$10.95
Carnitas (Pork)	\$8.95
Fajita Quesadilla	\$11.95
Grilled Chicken or Steak with fresh veggies.	

CANTINA FAJITAS

Served with grilled onions, colored bell peppers, tomatoes, sour cream, guacamole, one (1) order of fresh tortillas, rice and beans. Garnished with pineapple.

Carne Asada (Grilled Steak)	\$13.95
Pollo Asado (Grilled Chicken)	\$13.95
Shredded Beef	\$12.95
Shrimp	\$15.95
Vegetarian	\$12.95
Grande Fajitas	
Any Two Meat Combination	\$18.95
Two (2) orders of fresh tortillas	
Any Three Meat Combination	\$20.95
Two (2) orders of fresh tortillas	

PEPPERS BURRITOS

Large homemade flour tortilla with cheese and your choice of filling. Served with rice and beans INSIDE or ON THE SIDE. "Smother it" - Green or Red, it's FREE!

Carne Asada (Grilled Steak)	\$9.95
Pollo Asado (Grilled Chicken)	\$9.95
Carnitas (Pork)	\$9.95
Carne Adovado (Pork in Red Sauce)	\$8.95
Chile Verde (Green Chile Pork)	\$8.95
Shredded Beef	\$8.95
Shredded Chicken	\$8.95
Bean & Cheese	\$5.95
Veggie	\$9.95
Fajita veggies.	

Steak & Shrimp	\$14.95
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Fish Burro	\$9.95
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Peppers' famous fried fish laid in a homemade fresh flour tortilla topped with cabbage, cheese, radish and "Fish Sauce."

Chile Relleno	\$9.95
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A Poblano Pepper stuffed with cheese, battered with egg whites and fried to perfection, with Soy Bean Oil ♥

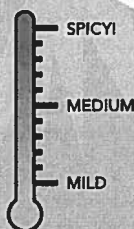
Make It Street (It's Spicy!)	Add \$1.00
Add grilled jalapeños and onions.	

Make It Garbage	Add \$1.00
All inside the burrito - lettuce, tomatoes, onions, cabbage, radish and cilantro. It's HUGE! "Smother it" - Green or Red.	

PEPPERS CHIMIS

Large deep fried burrito served with rice, beans, sour cream and your choice of meat. "Smother it" - Green or Red, it's FREE!

Shredded Beef	\$8.95
Shredded Chicken	\$8.95
Chile Verde (Green Chile Pork)	\$8.95
Carnitas (Pork)	\$9.95
Pollo Asado (Grilled Chicken)	\$9.95
Carne Asada (Grilled Steak)	\$9.95
Veggie (Grilled Vegetables)	\$8.95
Steak & Shrimp	\$14.95

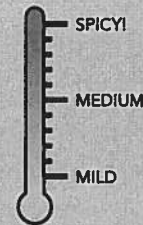


BLOOMINGTON • (435) 628-4660
 144 West Brigham Road #2
 St. George, Utah 84790
 (Exit 4 - Across from Wal-Mart,
 behind Wells Fargo)

WASHINGTON • (435) 703-9660
 740 West Telegraph Road #2
 Washington, Utah 84780
 (Across from Wal-Mart,
 near Best Buy)



Open
7 days a week
11:00 AM



APPETIZERS

Jalapeño Poppers **\$5.95**
 Ahhh! Jalapeños stuffed with cream cheese,
 deep fried to perfection.

Guacamole Dip **\$5.95**
 Fresh avocados garnished with onions,
 tomatoes, cilantro and a wedge of lime.

Chips & Salsa **\$3.49**
 Our bottomless fresh chips with Peppers'
 famous salsa. Make it spicy!

Bean Dip **\$4.95**
 Refried beans, enchilada sauce and melted cheese.
Add your favorite meat **\$5.95**
 (Chicken, Pork or Shredded Beef)

Taquitos (3) **\$5.95**
 Corn tortillas rolled and deep fried to perfection
 with your choice of Carnitas (Pork), Shredded
 Beef or Shredded Chicken.

Nachos **\$9.95**
 A bed of tortilla chips covered with beans, cheese,
 sour cream, guacamole and your choice of Chicken,
 Shredded Beef or Pork.

PEPPERS SALADS

House Ensalada **\$4.95**
 Lettuce, tomatoes, onions, pineapple, sliced
 black olives, cheese and dressing of your choice.

Shredded Beef	\$7.95
Shredded Chicken	\$7.95
Carnitas (Pork)	\$8.95
Grilled Shrimp	\$9.95
Carne Asada (Grilled Steak)	\$8.95
Pollo Asado (Grilled Chicken)	\$8.95

Taco Salad
 Perfectly deep fried flour tortilla bowl filled with
 beans, lettuce, tomatoes, sour cream, guacamole,
 cheese and your choice of meat.

Shredded Beef	\$8.95
Shredded Chicken	\$8.95
Carnitas (Pork)	\$9.95
Pollo Asado (Grilled Chicken)	\$9.95
Carne Asada (Grilled Steak)	\$9.95
Vegetarian (Grilled Vegetables)	\$9.95
Grilled Shrimp	\$10.95
Fajita Taco Salad	\$10.95

Grilled Chicken or Steak with fresh veggies.

SALAD DRESSINGS:
 Ranch
 Italian
 Bleu Cheese
 Chipotle Ranch
 Peppers Spicy Ranch
 Peppers Spicy Vinegret

**PEPPER'S FAMOUS
 MARGARITAS!**



ALL SKINNY, ALL CADILLAC, ALL THE TIME!

License Number: _____

CITY OF ST. GEORGE

175 East 200 North • St. George, UT 84770 (435) 627-4740

APPLICATION FOR BUSINESS LICENSE

Office use only _____

Please check applicable box

- ☒ New
☐ Renewal (Must still complete form)
☐ Address change (Requires zoning approval)

Please Print

Name of Business Peppers Cantina 0317, LLC

Address at Which Business

Will be Conducted 1812 W Sunset Bl St George UT 84770 Business Phone 435-215-6499

Mailing Address (If Different) 321 N. MAIN DR #R232 SG UT 84770 Cell _____

Name of Applicant Jessica Rivera SSN# _____ Home Phone _____

Residence Address of Applicant _____ Street _____ City _____ State _____ Zip _____

— Please attach a copy of the applicable documents filed with the State or Utah Division of Corporations and Commercial Code

Business is: ☐ Corporation ☐ Sole Proprietorship ☐ Partnership ☒ Limited Liability Company

List all owners other than applicant. If a corporation, partnership, or limited liability company, list other officers, general partners or members.

N/A

Email Address Jessica43j@hotmail.com

Date of Commencing Business in St. George 4/1/14 Sales Tax Number _____ Federal Tax ID _____

Type of business to be conducted @ Restaurant

If Required to be Licensed by State, Check Here ☒ **ALSO ATTACH A COPY OF STATE LICENSE.**

Average Number of Employees 8 Days & Hours of Operation M-S 11:00am - 11:00pm

HOME OCCUPATION ORDINANCE: (Sign only if you are conducting a business out of your home. Request a copy of the Home Occupation Ordinance.)

I will comply with the provisions of the City's Ordinance for Home Occupation.

Signature _____ Date _____

BUSINESS LICENSE FEE PAYABLE:

General Business License Fee (\$50.00) \$ 50.00

Number of Full-Time Employees 5 at \$10.00 each \$ 50.00

Number of Part-Time Employees 3 at \$5.00 each (Who Will Work Less Than 450 Hours Per Year) \$ 15.00

\$25.00 Late Charge on renewals after February 28 \$ 0

Amount of Bond (If Required) \$ 0

Total Fees Due (\$350.00 Maximum Before Late Fee) \$ \$115.00

Application completed by (please print): Jessica Rivera Title Manager

By submitting a signed application, the applicant certifies that the business does not and will not during the licensing period knowingly employ, or subcontract with any entity which employs workers in violation of 8 USC § 1324a. By signing, the applicant acknowledges that the applicant has read, understands, and agrees to comply with the requirements of federal and state law regarding eligibility of workers.

I understand that falsifying any information on this application constitutes sufficient cause for rejection or revocation of my license. I also understand that the City License Officer may require additional information as permitted by the ordinance, and also agree to supply the same as part of this application. I understand this License will expire December 31 and it is my responsibility to renew this License annually without further notification from the City of St. George.

* Authorized Applicant Signature Jessica Rivera Title Manager Date 1/30/14

* Application must be signed by: a) a corporate officer if the business is a corporation (i.e. a president, corporate secretary-treasurer, or vice president of the corporation, or the manager of one or more manufacturing, production or operation facilities, with authority to sign documents); b) a general partner, member or proprietor if the business is a partnership, limited liability company or proprietorship respectively; or, c) a duly authorized representative (written authorization and written change of authorization must be attached) of the corporation, general partnership, limited liability company or proprietorship.

RETAIN GOLDEN ROD COPY FOR YOUR RECORDS

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
NOVEMBER 6, 2014, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Pro Tem Gil Almquist
Councilmember Jimmie Hughes
Councilmember Michele Randall
Councilmember Joe Bowcutt
Councilmember Bette Arial
City Manager Gary Esplin
City Attorney Shawn Guzman
City Recorder Christina Fernandez**

EXCUSED:

Mayor Jon Pike

OPENING:

Mayor Pro Tem Almquist called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Brevan White and the invocation was offered by Reverend Alex Wilkie.

COMMENTS FROM THE PUBLIC:

Mayor Pro Tem Almquist commented that four forms were received for public comment. He read the rules for having comments heard.

Tiffany Barnes, resident, stated that they are asking to remove the need for permits for dancing from the licensing process. She asked what the reasons were to have the regulation for dancing. She is a co-founder of a dance society who has worked for the past couple of years in fostering an underground dance identity. She would not mind being arrested or cited for dancing under the improper circumstances. There are certain fundamental concepts that cannot be ignored. The regulation infringe on their right to peaceably assemble as well as their right for free expression. Taxpayers may be unhappy that taxes are being wasted enforcing such a frivolous regulation. Her dance society is the Red Rock Swing Dance. Putting on a dance should not be a charitable endeavor all the time. It is exhausting as an endeavor and it does not put food on the tables. If there are further concerns about whether or not things should proceed forward, she urges the Council to list those concerns. The dance community asks to table the matter so that they come up with an adequate solution for the issues.

Mayor Pro Tem Almquist stated that although there is not an ordinance against dancing, there is a permitting process. The Council has never denied a request for a dance. He explained that decisions are not made in open forums.

Councilmember Hughes advised that the process will probably be looked at. He asked if her dance group has ever been shut down.

Ms. Barnes explained that they have had to fly under the radar. They were finally approved for, and hold, water tank dances. The regulations made it really hard. There is a cultural mentality that does not embrace dance. She believes the special event permit application should not include dancing.

Councilmember Arial stated that she agrees and is baffled over the whole thing. There are a lot of new members on this Council. She explained that she has a degree in modern dance and does not believe there is a culture that is anti dance. The City Council is not anti dance.

Jared Keddington stated that although he is not a resident of St. George, he would like to address the Council as he intends to hold dances in the City of St. George.

Mayor Pro Tem Almquist stated that the forum is intended to serve residents of St. George. He respectfully accepts Mr. Keddington's feelings on the issue; however, he cannot comment.

Councilmember Randall explained that there is a gentleman who has attended several meetings and tries to comment. Since he does not reside in St. George, he is not allowed to comment.

Councilmember Hughes advised that the process will be looked at in the future, at that time it will be an open process. He encouraged those that have a vested interest to get involved at that time.

Mr. Keddington stated that being the guy who started the fire, he would like to help put it out in the most positive way. He never intended for this to go in the direction that it has.

Councilmember Randall invited Mr. Keddington to take part in the process when the decision is made.

Matthew Jacobson, resident, thanked the Councilmembers for the great job they are doing. He explained that he was born and raised in St. George, runs the St. George marathon, goes to school here, goes to church here, works here, and is gay. He is here to ask to update the city's existing non-discrimination law to include sexual orientation and gender identity to protect people like him from discrimination. Despite his work ethic and his ability to do a job well, he has a fear that at any moment he will be let go because of who he is. In 2002, he was working for a local retail store as a make up artist. His immediate manager was very supportive of him and told him often that he did a good job. After management found out he was gay, he was let go, which was very humiliating. It became difficult to find work, he had to change professions. The Utah Labor Commission has shown that each month, 3-5 gay or transgender Utahns are fired for being who they are. Additionally, 67% of transgender people are fired or denied jobs. Every resident of St. George should have the freedom to work, live and love without the fear of being fired or evicted. He is asking that the City Council follow the example of the LDS Church who endorsed the same code. The gay and transgender people of St. George are asking to light the way of fair treatment. Everyone wearing red tonight is doing so in solidarity.

Mayor Pro Tem Almquist explained that there has been a discussion about the opportunity for this item to come before the Council.

Patricia Kent stated that she has been a resident of St. George for 34 years. She has worked in many capacities throughout the City. She is an avid student of the Constitution of the United States. Being 63 years old, she has been through race discrimination and now they are talking about the discrimination of gender. Without fail, every anti discrimination ordinance that has been passed has been discriminatory. They want to push their ideologies on the rest of us. No government should be able to tell her that she is required to allow anyone race or gender identification to come onto her property and do whatever they want. The constitution gives her the right to life, liberty and property. Additionally, it protects those of all races, genders and gives us all the same rights. There is no need for an ordinance as people who have been fired because of their gender orientation have recourse given to them by the laws of the land. She has members in her family who are different races and others that are gay. Although she does not support their lifestyle, she believes in equality. A homosexual family member, who attended the LGBT parade, held a sign that read "I am Gay and you are wrong." He was talking about those pushing their lifestyle on the majority. It is time that we all go back to the laws of the land.

Mayor Pro Tem Almquist mentioned that there is one law above all - the law of love your neighbor. He explained that Lex Deazevedo II wishes to comment; however, because he is not a resident of St. George, he cannot do so. He then called for a five minute recess.

FINANCIAL REPORT:

Consider approval of the financial report for September 2014.

City Manager Gary Esplin advised that things are going well.

MOTION: A motion was made by Councilmember Randall to approve the financial report for September 2014.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/ZONE CHANGE/ORDINANCE:

Public hearing to consider approval of a zone change from Single Family Residential R-1-10 to Planned Development Residential on 8.55 acres located at approximately 1850 South River Road.

Bob Nicholson stated that request is to re-zone property from R-1-10 to PD-R for a 60-unit townhome project on approximately 8.5 acres located at approximately 1850 South River Road. The General Plan identifies this area as medium density. Notice letters were sent to property owners within 500 feet. The project consists of 60 townhome units in a 4-plex arrangement, with a height up to 26 feet. He reviewed the comments from the Planning Commission report which included comments regarding: General Plan, The Project, Design, and Issues. The Planning Commission felt that Mr. Wright has made a reasonable effort to minimize the impact. Included in the agenda packet is a letter from the Hills HOA requesting that the two-story fourplexes be reduced to duplexes. An additional issue brought up at the Planning Commission meeting was the maintenance of the 2-acre natural area. It has been an overflow drainage area when it was farmed and also drains the LDS church parking lot to the north. He stated that the Planning Commission unanimously recommends approval with the following conditions:

1. A deceleration lane on River Road at 1850 South shall be included in this project.
2. Because the project has double fronting lots on River Road, a 10 ft. wide landscape area and a 6' high privacy wall shall be installed along River Road.
3. The interior roads may be private, and will maintained by the HOA.
4. The responsibility of maintaining the 2-acre natural area for storm water drainage and detention shall be with the develop initially and then with the HOA.
5. A new drainage easement between property owners may be needed, unless a drainage easement is determined to already exist due to historic drainage patters, or for other reasons.

6. An option for the developer is to pipe the drainage (through the wetlands area).
7. Building & project design shall be as presented (site plan, elevations and materials board).
8. Per cross sections submitted, a 30 ft.+/- building setback from the south property line shall be provided behind units 13-16 and a 58 ft. +/- building setback shall be provided behind units 9-12.
9. The 2-acre natural wetlands area shall not be allowed to hold stagnant water which could become a mosquito breeding ground. The HOA shall create an effective drainage system and the HOA shall maintain the drainage area so as not to become a neighborhood nuisance.

Councilmember Arial left the meeting.

City Attorney Shawn Guzman asked if when the LDS chapel was built, was the drainage through the property shown as a drainage plan for the chapel. If so, there would be a need to require the easement to ensure that the water will continue to flow. He advised there should be documentation that shows the adjacent property has the right to put the water there.

Mr. Nicholson replied he believes so. The drainage is off the property, but enters in at the natural area.

Derek Wright, owner of Wright Homes, noted that their hope is that you will not be able to see where one unit starts and another stops. There are various sizes and price points. All units will have covered patios. They have put a lot of time and emphasis into the architecture. He asked if the letter he wrote to the HOA was included in the agenda packet.

Mr. Nicholson replied that he did not see it.

Mr. Wright stated that they are trying to be good neighbors. Initially, he mentioned to the Hills HOA that they could build within 10feet of the property line, but will not do so. Additionally, the ordinance allows for 35 feet, but they have kept the height to 26 feet. They have committed to having fences closer to their units and have a gradual grade, there will not be a fence at the property line. He will work to properly provide easements for the church.

Councilmember Bowcutt commented with regard to the natural area, that homeowners will take over the area when the subdivision is full. It is easy to say that the homeowners will take care of that until someone actually has to. He is concerned that yearly maintenance is done.

Mr. Wright stated that one of the Planning Commissioners encouraged him to work with the City. Other HOA's are third party managed. This item will need to be revisited yearly, maybe twice a year. There a secured easement that will be improved. This will serve as a secondary emergency access for their residents.

Mayor Pro Tem Almquist opened the public hearing.

Sharon Mickle, who owns #17 in The Hills subdivision stated that she wrote a letter to the Councilmember recently. They too tried to be good neighbors and appreciate Mr. Wright's efforts in working with them. In the meetings, they asked for open space near The Hills subdivision. When looking out their window they will see two stories above them since the

ground level of the proposed 4-plexes will be above their second story. They are concerned with their resale values and are asking that the two units at the bottom of The Hills be eliminated or moved up so that the open area can be put in. Additionally, she is also concerned about traffic. In 2006, it was proposed that an office complex be built in this area; traffic was an issue then.

Anthony Nethercott, who resides at 1903 Point Drive, explained that he is in a similar situation as The Hills condos. Their backyard will face directly into the units on the southwest corner, there is quite an elevation change. One of his questions is when he looks out his backyard, what will he see when the development is there. He has not seen a good presentation of what the elevation will be from his prospective. They all back up against the green area. His concerns are privacy, terrain and traffic.

Mayor Pro Tem Almquist closed the public hearing.

Mr. Wright explained that there are not any changes to elevation. There was a drainage study that they will present to staff. He explained that they have communicated with The Hills to view their landscape plan; they are willing to allow their input. Their goal is to give the neighbors privacy and they are committed to working with them.

Councilmember Randall commented her only concern is that there is nothing south that those residents will be going to. Turning north onto River Road is not pleasant.

City Manager Gary Esplin advised that staff is doing a study now for three traffic signals included in the budget. St. James is one of them.

Mr. Wright commented that the property is land locked - River Road is the only access. They can do their best to do what they can to make it safe.

City Attorney Shawn Guzman advised that he would like the drainage included in the approval.

MOTION: A motion was made by Councilmember Hughes to approve the zone change from R-1-10 to PD-R with the conditions of the Planning Commission and that the drainage agreement be made with the drainage easement issues taken care of in addition to the site plan and renderings.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pro Tem Almquist called for a roll call vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/IVINS/BLOOMINGTON BUS ROUTE:

Public hearing to take comments on the proposed new Ivins/Bloomington Wal-Mart bus route.

City Manager Gary Esplin stated that as part of the requirements for adding a new route, there is an agreement with Ivins to provide service to their community.

Public Works Director Cameron Cutler presented a copy of the Bloomington Route. He explained that the Bloomington route has several stops along the route. The time fits within the 40 minute period. The Ivins route goes down Sunset Boulevard through Santa Clara; however, the doors will not open until it gets into Ivins. He outlined the Ivins route.

Debbie Justice with the Learning Center For Families, explained that they are located on Tonaquint Drive. Many of their families do not have transportation. It is important to have an opportunity to participate. They are missing a lot of riders who will use the service. She provided a petition requesting that the City consider a route that will stop near them.

Joe, a citizen, commented that his kids attend the Learning Center For Families. He would love to see SunTran go there.

City Manager Gary Esplin advised this project was done with Ivins paying for the bus. The bus is tied to the 40 minute route; however, staff can look at the route and see if something can be adjusted to allow for additional routes.

PUBLIC HEARING/AMEND CITY ZONING REGULATIONS/ORDINANCE:

Public hearing to consider approval amending the City Zoning Regulations, Title 10, Chapters 8 and 19, to add provisions for off-campus college student housing projects.

John Willis presented the proposed amendment to Title 10, Chapters 8 and 19 to add provisions for off-campus student housing. He mentioned that the current zoning regulations allow for a density up to 22 dwelling units per acre and a building height up to 35 feet. The requested code amendment will allow for increased density and building heights up to 55 feet, along with other special development standards applicable only to off-campus student housing within in the already established "Student Pedestrian Emphasis Area". After a conditional use permit was issued allowing for the increased density and height, staff felt that a PD zone is much more appropriate. In order to determine the proper density, staff looked at several other communities. He highlighted key points of the amendment and read sections 10-8-8(K) and 10-8-8(L) which cover the number of students and the penalty for failing to meet the minimum student occupant requirements. The ordinance does not require that 100% of the occupants be students as some students may take a semester off. He presented a map of the "Student Pedestrian Emphasis Area".

Mayor Pro Tem Almquist commented that the area is already land locked. There needs be a way to enable the walking capability. He asked if the University were to ever get a satellite campus, can this ordinance apply to a non-contiguous piece of property.

City Manager Gary Esplin advised these provisions can only apply to the property highlighted on the "Student Pedestrian Emphasis Area" map. There have been discussions with UDOT to see about a connection under the I15 freeway to the east side. The intent is to keep the concentration of the housing near the campus and not to go into the neighborhoods and possibly push it to the east.

Councilmember Arial returned.

Mayor Pro Tem Almquist opened the public hearing.

Doug Alder, citizen, explained that about a decade ago, there was a major discussion about the area from 700 East going west to the City center. The City has worked very well on revitalizing the downtown area. One of the elements in reviving downtown is to have families residing there. Approximately 10 years ago, the R-1 zone was expanded. He thanked everyone for making a proposal that is consistent on where the Council stands.

Georgia Barker, citizen, stated that she appreciates the language in the ordinance trying to protect the west side. It would be nice to have also include language outlining the intent of the ordinance. Her biggest concern is that there is so much traffic around the University. She thinks a traffic study is called for at 700 East. The ordinance does not say anything about reducing the parking until page 6. She hopes that those renting the

units understand the parking reductions. There needs to be some method of accountability so that the ordinance does what it is supposed to do.

City Manager Gary Esplin commented that in the ordinance, if a parking reduction is requested, the developer will be required to provide a plan. Staff will monitor the situation.

Biff Williams, President of Dixie State University, explained that they are up 33% in enrollment and have seen a shift with regards to commuter versus non-commuter. They expect to see a greater increase in enrollment in future years. The University is going to build a residential dorm on campus since a number of students want to reside there.

Mayor Pro Tem Almquist closed the public hearing.

Stanford Graham, representative for the developer, stated that he recognizes the need for student housing. He explained that they have had success in other communities with this type of project.

MOTION: A motion was made by Councilmember Arial to approve the ordinance amending the City Zoning Regulations, Title 10, Chapters 8 and 19, to add provisions for off-campus college student housing projects.

SECOND: The motion was seconded by Councilmember Bowcutt.

Councilmember Hughes commented that what is happening here is making sure to keep the high density students on campus. By requirement the number of cars will be limited. This is a step in the right direction.

VOTE: Mayor Pro Tem Almquist called for a roll call vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/PROXIMITY VARIANCE:

Public hearing to take comments for and consider approval of a local consent for a proximity variance for the Chef Alfredo restaurant located at 1135 East 700 South.

City Manager Gary Esplin explained that at the last City Council meeting, a local consent was granted to Chef Alfredo; however the distances did not clearly reflect the proximity requirements. In order to approve the proximity variance, there is a need for a public hearing.

Councilmember Hughes stated that he asked about the distances at the last meeting.

Shiloh Kirkland advised that the distances provided previously were not the closest, they were what Mr. Alfredo thought were the closest. She stated that she asked Mr. Alfredo to resubmit the distances.

City Manager Gary Esplin commented that the packet includes letters in support of approving Mr. Alfredo's request.

Alfredo Modica, owner of Chef Alfredo stated that he is requesting a license for wine. His restaurant does not have a bar. The church and school nearest to the location have submitted letters stating that they have no objections.

Mayor Pro Tem Almquist opened the public hearing.

Ed Baca, citizen, stated that this is a unique location and the restaurant fits in nicely. The fact that the church and school support the approval should sway the Council in the right direction.

Mayor Pro Tem Almquist closed the public hearing.

MOTION: A motion was made by Councilmember Hughes to approve the local consent for the liquor license with a waiver of the distance requirements.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pro Tem Almquist called for a roll call vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

RESOLUTION/NAMING UAMPS REPRESENTATIVES:

Consider approval of a resolution naming James Van Fleet as the UAMPS representative and Gary Esplin as the alternate representative.

City Manager Gary Esplin advised that Phil Solomon will be retiring soon. This resolution appoints James Van Fleet as the UAMPS representative and himself as the alternate.

MOTION: A motion was made by Councilmember Hughes to approve appointing James Van Fleet as the UAMPS representative and Gary Esplin as the alternate representative.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pro Tem Almquist called for a roll call vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

SET PUBLIC HEARINGS:

Ray Snyder advised that the Planning Commission, at its meeting held October 28, 2014, recommended public hearings be set for November 20, 2014 to consider: 1) a zone change from OS to R-1-10 on 11.88 acres located between the end of Marigold Way and 1470 West Street for Hyde Berry Park; 2) a zone change from RE-20 to R-1-10 on 5.047 acres located between Tuweap Drive and 2100 West Street; and 3) a proposed amendment to the City Subdivision Regulations, Section 11-5-4.C.3 to allow for a five foot landscape and utility strip between the sidewalk and wall where additional road right-of-way and a deceleration/acceleration lane is provided at the request of the City.

MOTION: A motion was made by Councilmember Randall to set the public hearings for November 20, 2014 for the items mentioned.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Wes Jenkins presented the final plat for Desert Edge Phase 2, a 30-lot residential unit located at the southeast corner of Deserts Edge Drive and Broke Mesa Drive, zoning is PD-R. A note will be added to the plat to say that a landscape strip and wall will be required. They added a drain line to capture the runoff from the backyards of the homes with walk out basements. Additionally, they will be required to dedicate 15% of open space. There is a public utility easement; however, it is a private utility to the lots. The developer will be responsible to maintain the easement.

City Attorney Shawn Guzman stated that the City does not allow private utilities to go into the public utility easements. The City did not require them to drain the lots, they did so as an enhancement for the lots. It will be spelled out in the easement that it is not a City drainage. The City will not maintain the easement and will not be liable. According to the study, there is not a requirement for drainage there, it is simply an enhancement.

MOTION: A motion was made by Councilmember Hughes to approve the final plat for Desert Edge Phase 2.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Wes Jenkins presented the final plat for Deserts Plateau Phase 2, a 10-lot residential unit located on the east side of Deserts Edge Drive at Chimney Rock Road, zoning is PD-R. They will be required to dedicate 15% of open space.

MOTION: A motion was made by Councilmember Bowcutt to approve the final plat for Deserts Plateau Phase 2.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Wes Jenkins presented the final plat for Escapes at the Ledges Phase 2, a 21-unit residential subdivision located easterly of the East Ledges Round-A-Bout and Ledges Parkway, zoning is PD-R.

MOTION: A motion was made by Councilmember Randall to approve the final plat for Escapes at the Ledges Phase 2.

SECOND: The motion was seconded by Councilmember Arial.
VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Wes Jenkins presented the final plat for Fieldstone Phase 1, a 25-lot residential subdivision located on the south side of Crimson Ridge Drive at 2240 East Street, zoning is R-1-10.

MOTION: A motion was made by Councilmember Hughes to approve the final plat for Fieldstone Phase 1.

SECOND: The motion was seconded by Councilmember Arial.
VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Wes Jenkins presented the final plat for Legends at Cactus Flats, a 12-lot residential subdivision located at approximately 2300 South and 2010 East Street, zoning is R-1-10. One significant difference between the preliminary plat and this final plat, was the change of lots 11 & 12 from walk out basements to slab on grade lots. They kept the elevation of the lots higher because they wanted to let the homeowners who purchase the lots decide whether they want a retaining wall on the rear of the property. One concern was the drainage. Because the lots slope against the walls, the developer will built temporary detention basins to collect the water keeping it away from the wall. A note will be added that each of the lots will have to have a drainage and grading plan with the building permit.

Councilmember Bowcutt explained that he is concerned that if one lot is built one way to take care of the drainage and the next one will not work since the plan will be with each individual building permit.

Mr. Jenkins stated that there is some concern in protecting the lots. It can be handled with the individual building permit. With something like this, when the lots are developed, staff will make sure what was built functions. Another note that can be added is that all the roof drains are piped to the front and drain off into the street.

Councilmember Randall commented that she visited the area this morning and can see why the neighbors are angry since the dirt is up to the top of their block walls. She asked when each lot is sold, are the buyers going to be required to install a retaining wall.

Mr. Jenkins replied no, they will not be required to install a retaining wall. They will be required to provide a stable slope that will not erode over time.

City Attorney Shawn Guzman clarified that staff will not be doing extra inspections or requirements on these lots.

Mr. Jenkins explained that his thought was that staff would go to the site. Since that is not typically done, it would have to be added as a condition of the certificate of occupancy.

City Attorney Shawn Guzman advised the City will not commit to do that. Staff looks at an overall plan for the subdivision.

MOTION: A motion was made by Councilmember Hughes to approve the final plat for Legends at Cactus Flats.

SECOND: The motion was seconded by Councilmember Arial.

AMENDED MOTION: Councilmember Hughes amended his motion adding the condition that a note be on the plat that the roof drains onto the street

SECOND: The amended motion was seconded by Councilmember Arial.

VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

Councilmember Almquist - aye

Councilmember Hughes - aye

Councilmember Randall - nay

Councilmember Bowcutt - aye

Councilmember Arial - aye

The motion carried.

REVISED BUILDING DESIGN CONCEPTUAL SITE PLAN:

Bob Nicholson presented a revised building design conceptual site plan for Joule Plaza located between 200 West and 300 West Streets on the south side of Tabernacle Street. The changes include revised building design, 17 additional units, 40 additional parking spaces, and approval for certain uses to be considered as commercial uses. The item was approved in August of this year. No changes are proposed to Buildings A, B & D. Building C is a 2-story addition with 17 dwelling units located above a portion of the parking structure. The density increases from 33 to 37.4 dwelling units per acre. He reviewed a table outlining the original and proposed revised site plans. The parking structure, will blend in with the apartment units and is proposed to be stucco over concrete. He explained that the applicant is proposing commercial storage rental closets be allowed in the project as a commercial use, to both tenants and outside persons or businesses. The rental codes does not cover storage closets. The Planning Commission recommends approval with the following conditions:

1. The increased density is approved as presented.
2. The parking garage is approved as presented and the materials shall match those previously approved for this project.
3. The storage closets square footage may be counted as commercial area and shall be available to the general public to be counted as commercial area.
4. The fitness center shall be open to the general public to be counted as commercial area.
5. Per standard protocol, the applicant shall process for review and approval a SPR (site plan review) application along with the standard required civil engineering plan set (e.g. site plan, grading plan, erosion control plan, utility plan, detail sheets, etc.).

Randy Wilkinson, applicant, stated that Mr. Nicholson has accurately described the recommended changes. There are drainage issues with underground parking structures, therefore they believe one parking structure will be better. Some of the difficulties with

mixed use projects is the commercial aspect. These closets were done in other projects and were rented quickly. There will be approximately twenty 4'x7' storage closets and will be secured.

Councilmember Hughes explained that he is concerned that storage units are being used to bring activity to the downtown area.

Wes Davis stated that one of the projects they researched has these closets. From the exterior you would not even know they are there. It is nice to provide the services on site and it did encourage people to stay.

Councilmember Arial explained that when she lived at the Gateway, it was nice to have storage units on site. She was downtown near the Electric Theater today speaking with some of the business owners. Comments were about the Main St. Plaza businesses that were going in. They were discouraged with the types of business. Although she thinks it is great to have the storage, she would like to see more retail and restaurants.

Councilmember Bowcutt recalled that the Planning Commission discussed the fact that non-residents will have keys to access the storage closets, but the keys will not access other areas. He is in favor of this project since he lives in the area.

City Manager Gary Esplin commented that he thought the storage closets were an attempt to utilize the commercial space. The struggle of the property owners and developers is that they need the increased density. He is inclined to give the developers the benefit of the doubt to make the project happen, as long as you do not see the storage closets. He is hopeful the project will be successful and a model.

Councilmember Hughes stated that he wonders how to keep from the developers from using the storage as a way to meet the commercial requirements.

City Manager Gary Esplin explained that the City Council has to approve it. He would not want to see all of the commercial be storage.

City Attorney Shawn Guzman advised this proposal is site specific to this phase. The City Council can determine if this would be appropriate in other phases.

MOTION: A motion was made by Councilmember Arial to approve the revised building conceptual design plan for Joule Plaza.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

Councilmember Almquist - aye

Councilmember Hughes - aye

Councilmember Randall - aye

Councilmember Bowcutt - aye

Councilmember Arial - aye

The vote was unanimous and the motion carried.

LOCAL CONSENT/FULL SERVICE RESTAURANT LIQUOR LICENSE:

Consider approval of local consent for a full service restaurant liquor license for the Wing Nutz located at 15 South River Road, #330. William Owens, applicant.

City Manager Gary Esplin advised this is not a new license but a new owner.

MOTION: A motion was made by Councilmember Randall to approve the local consent for a full service restaurant liquor license for Wing Nutz.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

OPEN SPACE DONATION AGREEMENT:

Consider approval of the Desert Canyons open space donation agreement.

City Manager Gary Esplin advised as part of the development agreement with Desert Canyons, each time a plat is done part of the property has to be donated to the City. The developer proposed to 1.897 acres of open space.

MOTION: A motion was made by Councilmember Randall to approve the open space donation agreement with Desert Canyons.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PROPERTY EXCHANGE:

Consider approval of a property exchange with Jeff Mathis.

City Manager Gary Esplin explained that the property is located near the Southgate Golf Course. Unusable private property of approximately 468 sq. feet for unusable hillside City property of 1,435 sq. feet will be exchanged. This will allow the City to upgrade and enlarge the irrigation pump station in the future.

Councilmember Bowcutt inquired about the language as stated in the agenda packet. It read: "Including other donated professional services"

City Manager Gary Esplin suggested to not include that language. He is not sure what it means.

MOTION: A motion was made by Councilmember Bowcutt to approve the exchange of 1,435 sq. feet of City property for 468 sq. feet of unusable private property and include that they delete the language "including other donated professional services".

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

ADDENDA TO WIRELESS AGREEMENT:

Consider approval of an addenda to the wireless agreement with AWI.

City Manager Gary Esplin explained that this item is an addendum to an agreement with AWI to add two additional sites. The Water Services department has reviewed the sites and recommends approval.

MOTION: A motion was made by Councilmember Arial to approve two additional sites for AWI wireless.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

INSTALLATION OF A RELAY DISH:

Consider approval of the installation for a relay dish on the Water Services warehouse.

City Manager Gary Esplin advised this relay dish will allow IHC and Life Flight to have better lines of communication and to upgrade their service.

MOTION: A motion was made by Councilmember Randall to approve the installation for a relay dish on the Water Services warehouse.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

REVISE PURCHASING POLICY NUMBER 3.34:

Consider revising purchasing policy number 3.34 to include additional disposal methods.

City Manager Gary Esplin stated that the City currently has a purchasing policy for disposing of impounded bicycles. This revision would allow for the bikes to be deemed surplus property and donated to private charities. Support Services Manager Marc Mortensen has been involved with donating the bikes to those in need.

MOTION: A motion was made by Councilmember Hughes to revise policy number 3.34 to include bicycles as surplus property and the option to donate to charitable organizations.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

DECLARE IMPOUNDED BIKES AS SURPLUS CITY PROPERTY:

Consider approval of a declaration declaring certain impounded bicycles as city surplus property to be donated to the homeless.

Support Services Marc Mortensen stated he has been working to establish a bike collective, a non-profit, 501c3 organization that would help to recycle bikes in the community. The recipient would not just get them, they would help restore the bikes, essentially earning the bike. He would like to take some of the bikes impounded by the Police Department and donate them to SwitchPoint as a source of transportation. They have received requests for 8-10 bikes, but they only have 3-4.

Councilmember Bowcutt commented that there will be costs to repair the bikes. He asked where will those funds will come from.

Mr. Mortensen stated the fund will come through donations from a number of different sources such as the Boy Scouts of America and local bike shops. He will make contact civic clubs as well. They are trying to rescue bikes prior to them going to the dump.

MOTION: A motion was made by Councilmember Randall to approve a declaration declaring certain impounded bicycles as city surplus property to be donated to the homeless.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin clarified that since item 6D is a platted subdivision, there may be an issue with adding or taking away from lots. He suggests to waive the fees for the amended plat process. He will have staff check into that further.

MINUTES:

Consider approval of the minutes from the City Council meeting held on October 9, 2014.

MOTION: A motion was made by Councilmember Arial to approve the minutes from October 9, 2014.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

MINUTES:

Consider approval of the minutes from the City Council meeting held on October 16, 2014.

MOTION: A motion was made by Councilmember Hughes to approve the minutes from October 16, 2014.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

REPORTS FROM MAYOR, COUNCILMEMBERS AND STAFF MEMBERS:

Councilmember Randall reminded the other Councilmembers about the Veteran's Day Parade being held in Washington City.

Mayor Pro Tem Almquist mentioned the Crop Walk that will take place at Larkspur Park.

Councilmember Arial commented that the Children's Museum restrooms need repair. Additionally, she noted that Art Around the Corner would like to utilize the sign displays at the Town Square to put up their signs. She stated that she believes there is a need to look at the vacation rental ordinance.

Mayor Pro Tem Almquist stated that the Dinosaur Museum was laying down flagstone and found that it had tracks through it. They have had donations such as this before, but these stones represent a time not yet represented.

ADJOURN:

MOTION: A motion was made by Councilmember Hughes to adjourn.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

Christina Fernandez, City Recorder

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
NOVEMBER 20, 2014, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Jon Pike
Councilmember Jimmie Hughes
Councilmember Michele Randall
Councilmember Joe Bowcutt
Councilmember Bette Arial
City Manager Gary Esplin
Deputy City Attorney Paula Houston
City Recorder Christina Fernandez**

EXCUSED:

Councilmember Gil Almquist

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Weston Seegmiller and the invocation was offered by Reverend Jimi Kestin.

APPOINTMENTS:

Appointments to boards and commissions of the City.

MOTION:

A motion was made by Councilmember Hughes to appoint Cathy Freitas to the Animal Shelter Board and Greg Whitehead to the St. George Housing Authority Board.

SECOND:

The motion was seconded by Councilmember Arial.

VOTE:

Mayor Pike called for a vote, as follows:

Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

Mayor Pike introduced the Active Transportation Committee, which is comprised of several community members. He introduced the members and mentioned that this may be a permanent committee. Those members are: Kyle Wells, Eric Martin, Rachel Cieslewicz, Mark McLaughlin, Marc Mortensen, Mitch Cloward, Monty Thurber, Craig Shanklin, Jeff Peay, Jordan Merrill, Karen Bess, Louni Schmutz-Harden, and Cimarron Chacon.

MOTION:

A motion was made by Councilmember Arial to form the Active Transportation Committee.

SECOND:

The motion was seconded by Councilmember Randall.

VOTE:

Mayor Pike called for a vote, as follows:

Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

Gail Bunker with the St. George Children's Museum, stated that they are having a Frozen Wonderland on the 3rd floor of the Arts Building. She invited the Mayor and Council to attend on Monday, December 1, 2014.

Leisure Services Director Kent Perkins stated that the City's Art Department was selected and recognized as a finalist for the National Gold Medal Award from the National Parks and

Recreation Department. He mentioned the Ibigawa Delegation and introduced Trystan Langston, a student delegate.

Ms. Langston presented a PowerPoint presentation showing pictures from the Ibigawa trip. Other student delegates in the audience introduced themselves and mentioned their favorite part of the trip.

Mayor Pike explained the process for choosing the students. He introduced others in the audience who went on the trip.

HANGAR SALE:

Consider approval of the sale of hangar 56A from Steven Howcroft to Sorenson Montana LLC.

City Manager Gary Esplin advised this is a standard lease that meets all requirements.

MOTION: A motion was made by Councilmember Hughes to approve the sale of hangar 56A from Steven Howcroft to Sorenson Montana LLC.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for mega lugs and fittings.

Purchasing Manager Connie Hood advised this is for the annual blanket purchase order. Three bids were received. She recommends awarding Mountainland Supply as the primary supplier and Ferguson as the secondary. The amount of the blanket purchase order is \$150,000, the same as last year.

MOTION: A motion was made by Councilmember Hughes to approve the blanket bid for mega lugs and fittings up to \$150,000.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for fertilizers and chemicals.

Purchasing Manager Connie Hood stated this is a blanket bid for fertilizers and chemicals with Helena Chemicals. There was a 2-year optional renewal included and Helena has agreed to extend the price guarantees for another year. They are the only vendor in town that supplies every item on the list. The amount of the blanket purchase order is \$200,000, the same as last year.

MOTION: A motion was made by Councilmember Bowcutt to approve the blanket bid for fertilizers and chemicals in the amount of \$200,000.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes - aye
Councilmember Randall - aye

Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/ZONE CHANGE/ORDINANCE:

Public hearing to consider a zone change from RE-20 to R-1-10 on 5.047 acres located between Tuweap Drive and 2100 West Street.

Planner Ray Snyder presented a request for a zone change from RE-20 to R-1-10 on 5.047 acres located between Tuweap Drive and 2100 West Street. If approved, the applicant will return with a request for approval of a preliminary plat. Their plan is to tear down the existing home. The Planning Commission recommends approval.

Mayor Pike opened the public hearing. There being no public comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Randall to approve the zone change from RE-20 to R-1-10 on 5.047 acres located between Tuweap Drive and 2100 West Street.

SECOND: The motion was seconded by Councilmember Bowcutt.
VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin stated that there is an issue with regard to the title company that will need to get resolved prior to the preliminary plat. He does not think it will affect the zone change.

PUBLIC HEARING/ZONE CHANGE/ORDINANCE:

Public hearing to consider a zone change from OS to R-1-10 on 11.88 acres generally located between Marigold Way and 1470 West.

Planner Ray Snyder presented a request for a zone change from OS to R-1-10 on 11.88 acres generally located between Marigold Way and 1470 West. If approved, they will continue the road. He stated that the agenda packet contains several emails both supporting and opposing the request. Letters were sent out and the public hearing was noticed. This item was tabled until Rosenberg presented a Letter of Map Revision from FEMA. The Planning Commission recommends approval.

Mayor Pike opened the public hearing.

Rob Reid with Rosenberg Associates stated that they have been working with the City and have complied with flood plain development permit.

Hayden Schmitt, resident, stated that they were first notified of this development last February. Since there has been no contact with the developer since that time, they do not know what the development plans are. In the meantime, the developer has made a berm which created a nice pond. If they need to divert water, where will it go? She requested the item be tabled because several neighbors were not able to attend tonight. Additionally, she asked that the developer provide plans for them to see as they would like to know what is going on.

Mayor Pike explained that because this is a zone change, there is not a requirement to show detailed plans at this time.

Reed Gilligan, resident, commented that the developer meets the requirements for the zone change. Their concerns relate more to the plat development process. He stated that he supports the request for the zone change.

Gordon Eyre, resident, stated that he is a long term resident and has seen a lot of development. He looks forward to progress and feels this will be a great addition. The drainage will be taken care of for those that live in the area when the development comes in. He supports the zone change.

Mr. Reid addressed the ground water issue. They will continue to use the water in the future.

Ms. Schmitt stated that it is interesting that when the berm was built, the ponds formed. She would like to see the ponds remain.

Mayor Pike closed the public hearing.

MOTION: A motion was made by Councilmember Randall to approve the zone change from OS to R-1-10 located at Marigold Way and 1470 West.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/DESIGNATE CITY LANDMARK SITE:

Public hearing to consider designating the property at 416 West 300 North as a City Landmark site.

John Willis presented the request to designate the property at 416 West 300 North as a City Landmark site. He explained that the applicant intends to remove the additions that are not inline with the historic architecture and to rebuild and remodel the structure so that it is. Most of the discussion for this request was centered around City Code 10-21-2:B.3 which states "It retains its historic integrity in that there are no major alterations or additions that have obscured or destroyed the significant historic features". Given the historic significance of the architecture, future additions highlighting and maintaining the integrity of the property, the Historic Preservation Commission believes that this criteria was satisfied. They recommend approval subject to the property's additions being in harmony with the historic architecture.

City Manager Gary Esplin stated that he grew up near this home and thinks it would be great to see it restored.

Councilmember Bowcutt asked for clarification on the proposal.

Mr. Willis clarified that the original structure was 357 sq. feet. There have been additions added that were in line with the historic architecture and some that were not. The applicant is proposing to remove the additions that are not consistent with the original structure and provide additions that are more useable. The additions will highlight the historic significance of the house. The Council will see the item again if the applicant applies for a conditional use permit.

Mayor Pike opened the public hearing. There being no public comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Hughes to designate the home located at 416 West 300 North as a City Landmark site.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/FINAL PLAT AMENDMENT/ORDINANCE:

Public hearing to consider a final plat amendment for Temple Shadow Townhomes Phase II Amended.

City Surveyor Todd Jacobsen presented a final plat amendment for Temple Shadow Townhomes Phase II Amended located at 380 South 100 East, zoning is PD-R. The purpose for the amendment is to increase the size of Unit 1. This will be done by taking the 10 feet of common area located between Units 1 and 2 and making part of Unit 1.

Mayor Pike opened the public hearing. There being no public comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Randall to approve the final plat amendment for Temple Shadow Townhomes Phase II Amended.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/FINAL PLAT AMENDMENT/ORDINANCE:

Public hearing to consider a final plat amendment for Serenity Hills 2nd Amended.

City Surveyor Todd Jacobsen presented the final plat amendment for Serenity Hills 2nd Amended located at the northwest corner of the intersection at 2780 East Street and 2000 South, zoning is R-1-10. When the plat was recorded in 2006, lot 12 was designed to be a detention basin until future storm drain facilities were put in place. Now that the water is being directed elsewhere, lot 12 is no longer needed for a detention basin. The purpose of the amendment is to vacate the public utilities and drainage easement over the entirety of lot 12 except for the standard 10 foot wide and 7.50 foot wide public utilities and drainage easement along street sides and side and rear lot lines.

Mayor Pike opened the public hearing. There being no public comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Hughes to approve the final plat amendment for Serenity Hills 2nd Amended.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/FINAL PLAT AMENDMENT/ORDINANCE:

Public hearing to consider a final plat amendment for Pelican Hills Condominiums Phase 2 Amended.

City Surveyor Todd Jacobsen presented the final plat amendment for Pelican Hills Condominiums located at 810 South Dixie Drive, zoning is PD-R. The purpose of the amendment is to convert some of the limited common area into private ownership for units 1326, 1327, 1426 and 1427.

Mayor Pike opened the public hearing. There being no public comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Arial to approve the final plat amendment for Pelican Hills Condominiums Phase 2 Amended.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

INCENTIVE AGREEMENT/RESOLUTION:

Consider approval of a resolution approving an incentive agreement with Viracon.

City Manager Gary Esplin advised Viracon wishes to reopen in the Ft. Pierce CDA. He noted that the incentive comes from taxes paid for the building. The incentive agreement is for seven years. He explained that the 220 employees is a goal that they submitted to the State, it does not mean they have to have that many when they open.

MOTION: A motion was made by Councilmember Arial to approve the resolution approving an incentive agreement with Viracon.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

STREET CLOSURE REQUEST:

Consider approval of request to close Main Street from St. George Boulevard to Tabernacle on December 12, 2014 for the Gingerbread Tour & Art On Main event. Melynda Thorpe & Nicki Pace, applicants.

Melynda Thorpe, applicant, explained that they are working to revitalize the Gingerbread Tour. This will be the third year for the event. The purpose of the event is to encourage shopping in the downtown area. They have asked each of the downtown businesses to participate by creating and displaying a gingerbread house. She reviewed the schedule for the event.

Cindy Mortensen presented a fun map that will be punched or stamped when shoppers visit each of the businesses. If all spots are marked, the map can be turned in for a raffle.

Ms. Thorpe asked the Mayor and Councilmembers to participate in the event by dressing up like elves and handing out candy canes. Additionally, they are requesting:

1. Use of the City stage
2. To block off the street
3. Flood lights on Main Street
4. Use of a PA system
5. Use of the City's fire barrels with fireman at each of them
6. Crossing guards
7. Mayor Pike to switch on the lights
8. For the City to purchase candy canes
9. To hold the event under the City's insurance policy
10. That the event be advertised on the City's marquee and website
11. For Mayor Pike to record an advertisement/promotion for the event

City Manager Gary Esplin advised staff will have to look into the insurance request. He does not see any issues with the other requests.

Councilmember Bowcutt inquired about the hours for the street closure.

Ms. Thorpe replied they will begin set-up at 5:00 p.m., but are requesting to close the street at 6:00 p.m. until the event ends at 9:00 p.m.

MOTION: A motion was made by Councilmember Bowcutt to approve the request to close Main Street from St. George Boulevard to Tabernacle on December 12, 2014 for the Gingerbread Tour and Art on Main event.

SECOND: The motion was seconded by Councilmember Randall.

Mayor Pike stated that staff will work with them on the times for the street closure and any other items.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

STREET CLOSURE REQUEST:

Consider approval of request to close a portion of Convention Center Drive on November 27, 2014 for The Gobbler race. Adam Stuart, applicant.

Adam Stuart, applicant, stated he is requesting to close a portion of Convention Center Drive for approximately 4-5 hours Thanksgiving morning. The race begins at 8:00 a.m. Utah barricade will need to set up the barricades the night before.

City Manager Gary Esplin advised the night before may be an issue.

Mr. Stuart commented that JoAnn Gordon did not see any conflicts with the parking situation.

Mayor Pike asked that the applicant work with staff with regard to when the streets can be closed.

Mr. Stuart stated that they can have Utah Barricade put the cones up on the side of the road and his staff can move them, closing off the road in the morning. They anticipate 1,500 participants.

MOTION: A motion was made by Councilmember Hughes to close a portion of Convention Center Drive for The Gobbler Race.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

OFF PREMISE LIQUOR LICENSE:

Consider approval of an off premise beer license for ARS 647 located at 1925 West Sunset Boulevard. Howard Joseph Bode, applicant.

City Manager Gary Esplin stated the request is for ARS 647, the convenience store near Dixie Drive. This is not a new license; however, it is a change of ownership.

MOTION: A motion was made by Councilmember Hughes to approve the off premise beer license.
SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

MEMORANDUM OF UNDERSTANDING:

Consider approval of an MOU with Firehouse Subs Public Safety Foundation to receive granted funds.

Fire Chief Robert Stoker advised Firehouse Subs has a public safety foundation. Diners are asked if they would like to "round up" your bill. Those dollars are put into a fund to be given as grant money. The City will be receiving a Polaris Ranger 6x6 UTV equipped with a medical skid unit for extricating patients from areas that are not accessible by normal means.

MOTION: A motion was made by Councilmember Arial to approve an MOU with Firehouse Subs Public Safety Foundation to receive grant funds.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

SET PUBLIC HEARING:

Planner Ray Snyder advised that the Planning Commission, at its meeting held November 18, 2014, recommended public hearings be set for December 4, 2014 to consider a general plan amendment from RES (Residential), COM (Commercial) and OS (Open Space) to BP (Business Park) on 93 acres and to OS (Open Space) on 17 acres. The property is generally located along the west side of River Road and south of Enterprise Road. SITLA, the applicant, proposes to extend the Ft. Pierce Business Park.

MOTION: A motion was made by Councilmember Hughes to set the public hearing for December 4, 2014.
SECOND: The motion was seconded by Councilmember Arial.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin advised the City is a partner in the project; therefore, he has allowed them to pay the fee once.

CONDITIONAL USE PERMIT:

Consider approval of a conditional use permit to construct a twenty-six foot detached residential garage located at 464 West Del Mar Drive. Tim Kenney, applicant.

Planning and Zoning Manager John Willis presented the request for a conditional use permit to construct a 26' detached residential garage located at 464 West Del Mar Drive to accommodate an RV. The Planning Commission recommends approval.

Deputy City Attorney Paula Houston advised the house cannot be built clear to the back fence, but a garage can.

MOTION: A motion was made by Councilmember Hughes to approve the conditional use permit for the garage height up to 26' for the residence located at 464 West Del Mar Drive.

SECOND: The motion was seconded by Councilmember Arial.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

CONTRACT:

Consider approval of the Deseret Power contract.

City Manager Gary Esplin commented that nothing has changed from the discussion held at the last City Council meeting.

Energy Resources Manager James Van Fleet advised Deseret Power has agreed to the terms discussed at the previous City Council meeting. The Legal Department has not reviewed the document; therefore, the approval should be subject to their review.

MOTION: A motion was made by Councilmember Arial to approve the Deseret Power contract as stated.

SECOND: The motion was seconded by Councilmember Randall.

City Manager Gary Esplin explained what the contract entails.

Councilmember Hughes noted that there was a lengthy discussion regarding this item at the previous City Council meeting.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

ADJOURN TO THE ST. GEORGE REDEVELOPMENT AGENCY MEETING:

MOTION: A motion was made by Councilmember Hughes to adjourn to the St. George Neighborhood Redevelopment Agency meeting.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

ORDINANCE/ADOPT FORT PIERCE COMMUNITY DEVELOPMENT PROJECT AREA #2 PLAN:

Consider approval of an ordinance adopting the Fort Pierce Community Development Project Area #2 Plan.

City Manager Gary Esplin explained that this ordinance adopts the Fort Pierce Community Development Project Area #2 Plan, just at they did in the St. George Redevelopment Agency meeting.

MOTION: A motion was made by Councilmember Hughes to adopt the ordinance adopting the Fort Pierce Community Development Project Area #2 Plan.
SECOND: The motion was seconded by Councilmember Bowcutt.
VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/AMEND CITY SUBDIVISION REGULATION/ORDINANCE:

Public hearing to consider an amendment to the City Subdivision Regulations, Section 11-5-4:C.3 to allow a five foot landscape and utility strip between the sidewalk and wall where additional road right-of-way and a deceleration/acceleration lane is provided at the request of the City.

Assistant Public Works Director Wes Jenkins explained as 3000 East was developed, it was a challenge for developers to dedicate a deceleration lane in addition to a 10-foot landscape strip. The proposal is to change the language in Section 11-5-4:C.3, adding "Where the developer provides both additional public right-of-way and a deceleration/acceleration lane at the request of the city, the utility-landscape strip may be reduced to five (5) feet for the length of the additional deceleration/acceleration lane".

Deputy City Attorney Paula Houston inquired what is meant by "provides both additional public right-of-way".

Mr. Jenkins explained that when landscape strips are developed, they are dedicated as part of the right-of-way.

Deputy City Attorney Paula Houston asked why "additional" since that is what is required. Her second question refers to the proposed language, "at the request of the City". Do they get this break always, or just when it is requested by the City.

Councilmember Bowcutt explained that he has the same question.

City Manager Gary Esplin advised each developer is required to do a traffic study to see if a they are required to put in a deceleration lane. All developers should have the same rights whether they put the decel lane in themselves or are required to do so by the City.

Deputy City Attorney Paula Houston commented that she believes the language should read "required" rather than "request".

Mayor Pike opened the public hearing. There being no public comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Hughes to approve the proposed amendment to the City Subdivision Regulations, Section 11-5-4:C.3 to allow for a five foot landscape and utility strip between the sidewalk and wall with the changes to the language, as outlined by Deputy City Attorney Paula Houston, notably the word "requested by the City" should say "required" and to eliminate the word "additional".

SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes - aye

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

REPORTS FROM MAYOR, COUNCILMEMBERS AND CITY MANAGER:

Councilmember Arial reminded the Mayor and Councilmembers that she received a request to look at the short term rental ordinance. She mentioned the restrooms that need to be remodeled at the Arts Center.

City Manager Gary Esplin advised the restrooms may have to wait for the new budget year; however, he can look to see if funds are available.

Mayor Pike mentioned that this has been the best September for the Dixie Center. He also mentioned that he attended the MPO and Solid Waste Board meetings. A request for proposals will go out soon for curb side recycling. He outlined the meetings for December and January.

ADJOURN:

MOTION:

SECOND:

VOTE:

A motion was made by Councilmember Bowcutt.
The motion was seconded by Councilmember Hughes.
Mayor Pike called for a vote, as follows:

Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

Christina Fernandez, City Recorder